Clay County, Missouri
Land Survey Document

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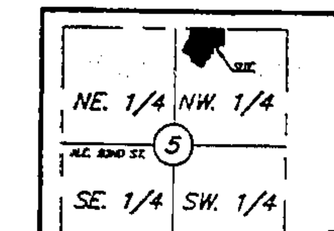
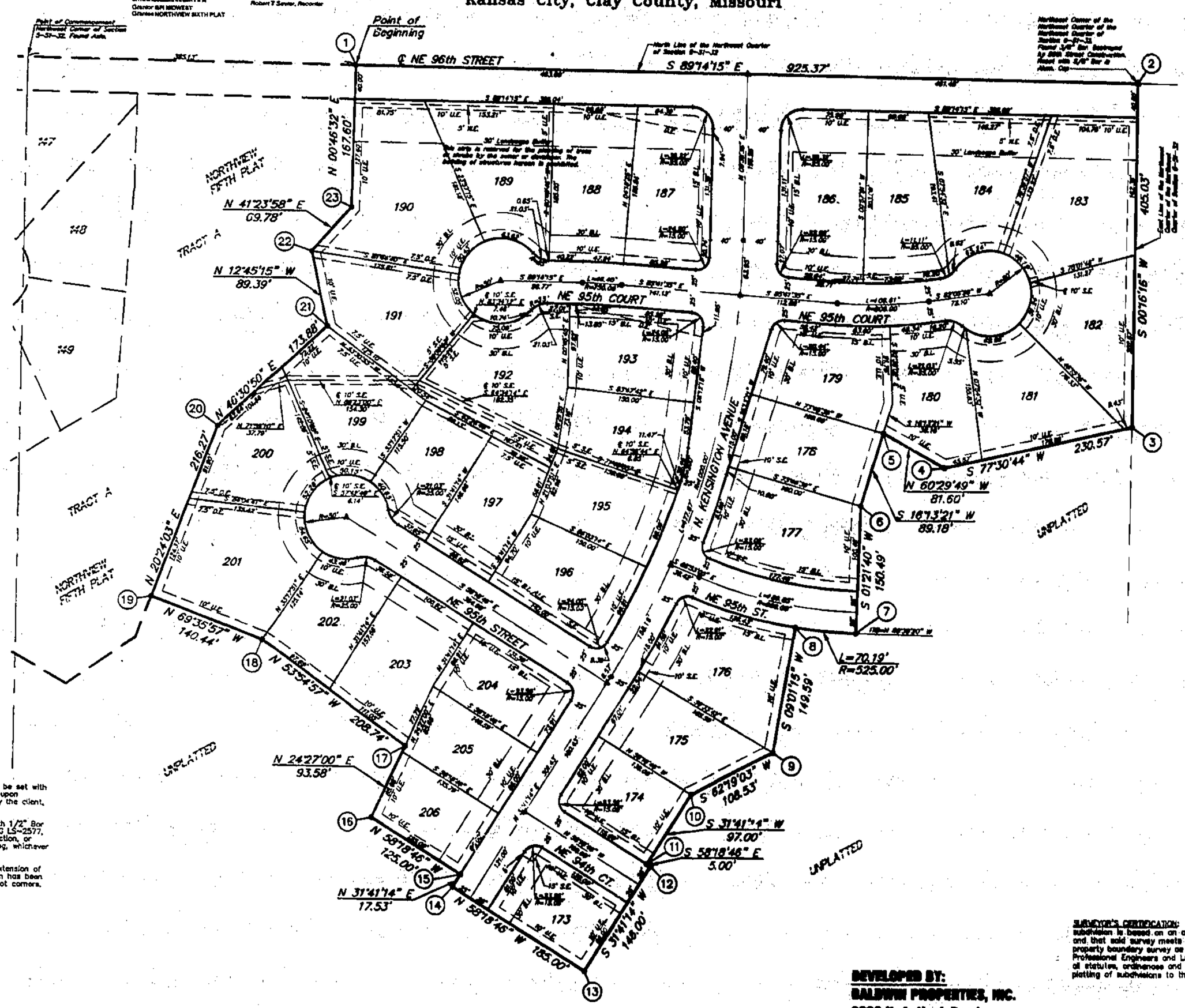
Recording Fee: $11.00 B
Grantor: BPI MIDWEST
Grantee: NORTHVIEW SIXTH PLAT
Robert T Sever, Recorder

NORTHVIEW SIXTH PLAT

In the NW 1/4 of Sec. 5, Twp. 51, Rng. 32
Kansas City, Clay County, Missouri



SECTION LOCATION
Section 5, Twp. 51, Rng. 32
(Not to Scale)



Note:
1. All plat out-boundary corners shall be set with 5/8" x 24" Bars with plastic caps upon acceptance of the plat boundary by the client, unless indicated otherwise hereon.
2. All rear lot corners shall be set with 1/2" Bar with plastic cap marked W & P ENG LS-2577, upon completion of project construction, or within one calendar year of recording, whichever comes first.
3. All curbs shall be notched on an extension of the lot line after street construction has been completed, in lieu of setting front lot corners.

DEVELOPED BY:
BALDWIN PROPERTIES, INC.
6906 N. Antioch Road
Gladstone, Mo. 64119
Phone: (816) 455-7990

DESCRIPTION:

All that part of the Northwest Quarter of Section 5, Township 51, Range 32, in Kansas City, Clay County, Missouri, described as follows:

Commencing at the Northwest Corner of said Section;
Thence South 89°14'15" East, along the North line of the Northwest Quarter of said Section 5, a distance of 385.13 feet to the Northwest Corner of NORTHVIEW FIFTH PLAT, a subdivision in said City, County, and State, said point being the Point of Beginning;
Thence continuing South 89°14'15" East, along said North line, a distance of 925.37 feet to the Northeast Corner of the Northwest Quarter of said Northwest Quarter;
Thence South 00°16'16" West, along the East line of said Quarter Quarter Section, a distance of 405.03 feet;
Thence South 77°30'44" West, a distance of 230.57 feet;
Thence North 60°29'49" West, a distance of 81.60 feet;
Thence South 16°13'21" West, a distance of 89.18 feet;
Thence South 01°21'40" West, a distance of 150.49 feet;
Thence along a curve to the right, to which the preceding course is radial, having a radius of 525.00 feet, a distance of 70.19 feet;
Thence South 09°01'15" West, along a line radial to the preceding course, a distance of 149.59 feet;
Thence South 62°19'03" West, a distance of 108.53 feet;
Thence South 31°41'14" West, a distance of 97.00 feet;
Thence South 58°18'46" East, a distance of 5.00 feet;
Thence South 31°41'14" West, a distance of 149.00 feet;
Thence North 58°18'46" West, a distance of 185.00 feet;
Thence North 31°41'14" East, a distance of 17.53 feet;
Thence North 58°18'46" West, a distance of 125.00 feet;
Thence North 24°27'00" East, a distance of 93.58 feet;
Thence North 53°54'57" West, a distance of 208.74 feet;
Thence North 69°35'57" West, a distance of 140.44 feet;
Thence North 20°24'03" East, a distance of 216.27 feet, this and the following four (4) courses being along the boundary of said NORTHVIEW FIFTH PLAT;
Thence North 40°30'50" East, a distance of 173.88 feet;
Thence North 12°45'15" West, a distance of 89.39 feet;
Thence North 41°23'58" East, a distance of 69.78 feet;
Thence North 00°46'32" East, a distance of 157.60 feet to the Point of Beginning.
Containing 16.93 Acres, more or less.

SURVEYOR'S CERTIFICATION: I hereby certify that the Plat of NORTHVIEW SIXTH PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current minimum standards for an Urban property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

STATE OF MISSOURI — LS-2577 — REGISTERED LAND SURVEYOR

2-2-07
Eric A. Hamer, MO LS No. 2577

Signature and stamp in purple ink indicates an original signed copy by this Surveyor, any other color is not on original copy.

WESKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX:(816)252-9712
WPE@SWBELL.NET

FINAL PLAT
NORTHVIEW SIXTH PLAT
IN THE NW 1/4 OF SECTION 5, TWP. 51, RNG. 32
KANSAS CITY, CLAY COUNTY, MISSOURI

REVISIONS			
REV	DESCRIPTION	DATE	
1	Revised per City comments	07/24/06	

JOB NO.	3340
SCALE:	NOTED
DATE:	06/06/05
DRAFTER:	J.A.N.
CHKD:	E.A.R.
SHEET NO.	1 of 2

http://www.ClayCoGov.com