Clay County, Missouri
Land Survey Document

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Grantor COLE, GLADYS
Grantee COLE ACRES
Robert T Sayer, Recorder

FINAL PLAT OF

COLE ACRES

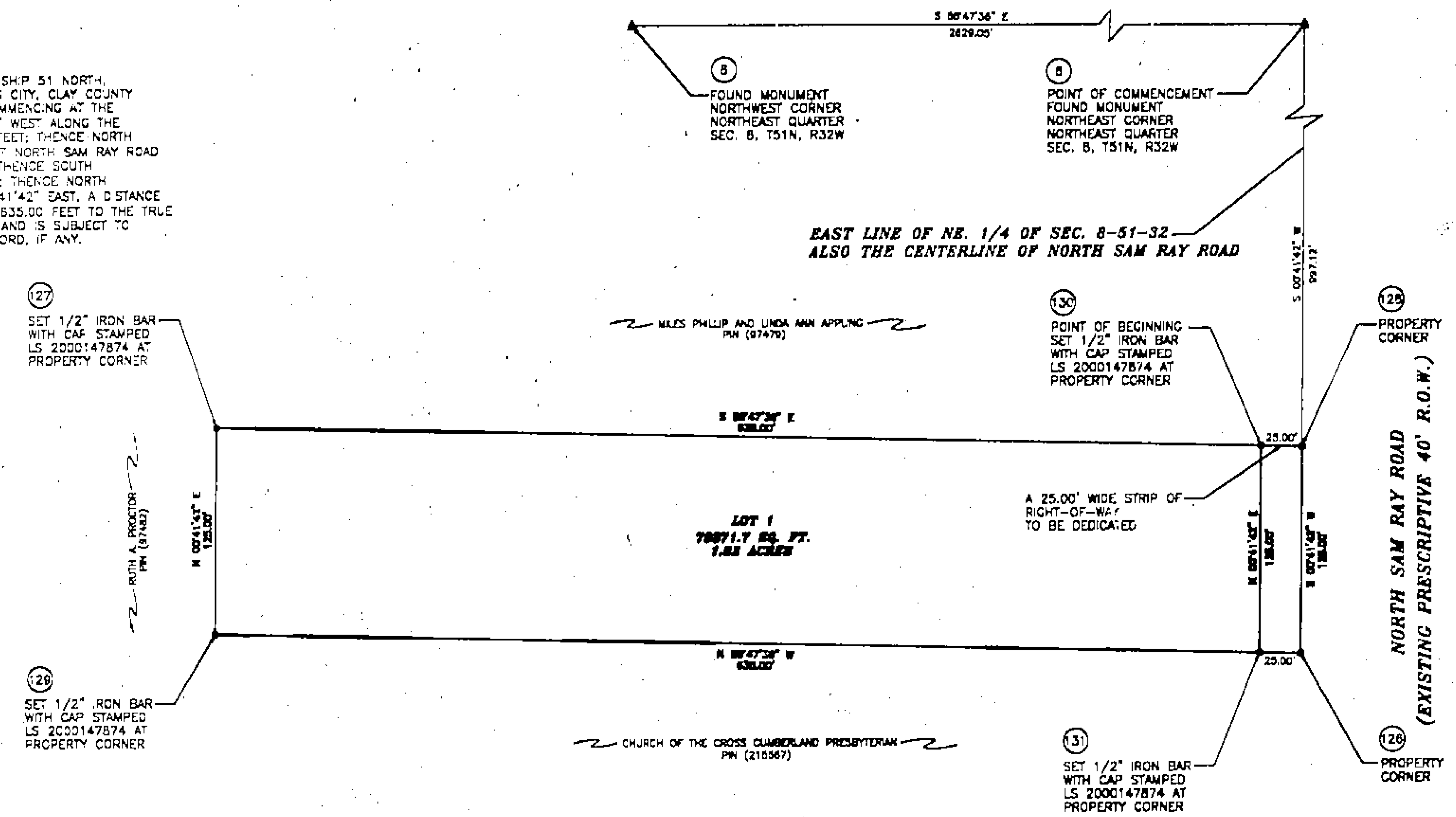
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

0' 50' 100' 150'

PROPERTY DESCRIPTION:
ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 51 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN KANSAS CITY, CLAY COUNTY MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE SOUTH 00°41'42" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 997.12 FEET; THENCE NORTH 88°47'36" WEST, A DISTANCE OF 25.00 FEET TO THE WEST LINE OF NORTH SAM RAY ROAD AS NOW ESTABLISHED AND ALSO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°41'42" WEST ALONG SAID WEST LINE, A DISTANCE OF 125 FEET; THENCE NORTH 88°47'36" WEST, A DISTANCE OF 635.00 FEET; THENCE NORTH 00°41'42" EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 88°47'36" EAST, A DISTANCE OF 635.00 FEET TO THE TRUE POINT OF BEGINNING. THIS TRACT OF LAND CONTAINS 1.82 ACRES AND IS SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND COVENANTS OF RECORD, IF ANY.

TRAVERSE TABLE
MISSOURI COORDINATE SYSTEM 1983:
ZONE WEST
CONVERGENCE -00°00'0"
GRID FACTOR .9999023

8) NORTH=342489.234, EAST=849034.227
8) NORTH=342508.080, EAST=846233.057
128) NORTH=342147.207, EAST=849030.068
127) NORTH=342189.541, EAST=846829.406
126) NORTH=342165.305, EAST=849030.530
129) NORTH=342151.444, EAST=848528.964
130) NORTH=342165.582, EAST=849015.340
131) NORTH=342147.464, EAST=849017.878



IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF July, 2007.

FINAL PLAT OF "COLE ACRES"

Gladys Cole
GLADYS COLE

IN TESTIMONY THEREOF, GLADYS COLE, PROPRIETOR OF THE PROPERTY DESCRIBED HEREIN HAS CAUSED THE PRESENTS TO BE SIGNED.

Gladys Cole
GLADYS COLE

ACKNOWLEDGEMENT

STATE OF MO
COUNTY OF Clay

BE IT REMEMBERED, THAT ON THIS 2 DAY OF July, 2007, BEFORE ME CAME GLADYS COLE, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT SHE IS THE SOLE OWNER OF SAID PROPERTY.

Amber M Krueger
NOTARY PUBLIC
Amber M Krueger
PRINT NAME

3-[illegible]
MY COMMISSION EXPIRES

AMBER M. KRUEGER
My Commission Expires
March 13, 2011
Clay County
Commission #07424357

CITY OF KANSAS CITY:

CITY PLAN COMMISSION

APPROVED APRIL 17, 2007

CHAIRMAN – EVERT ASJES

ASST. SECRETARY – VIRGINIA L. WALSH

PUBLIC WORKS

CITY ENGINEER – GREGORY J. ROKOS, P.E.

DIRECTOR – STANLEY J. HARRIS, P.E.

APPROVED BY CLAY COUNTY ASSESSOR:

COUNTY ASSESSORS OFFICE DATE

COUNCIL
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREIN WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. 070551 DULY AUTHENTICATED AS PASSED THIS 26 DAY OF JULY 2007

CITY CLERK – MILLIE M. CROSSLAND

MAYOR – MARK FUNKHOUSER

GENERAL NOTES:

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM. A GRID FACTOR OF 0.9999023. THIS GRID FACTOR IS SHOWN ON THE TECHNICAL DATA TABLE PUBLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES FOR STATION CL-05.

DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "COLE ACRES" A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

STREETS: THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

EASEMENT DEDICATION: AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E). PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THERE OVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OF FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO UTILITY EASEMENTS AND/OR THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

MONEY IN LIEU OF PARKLAND: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF $218.89 IN LIEU OF REQUIRED PARKLAND DEDICATION FOR ONE SINGLE FAMILY UNIT PURSUANT TO SECTION 88-128 CODE OF GENERAL ORDINANCES, AS AMENDED.

NOTES:

THE WORD "CERTIFY" OR "CERTIFICATION": AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THE LOCATION AND/OR EXISTANCE OF UTILITY SERVICE LINES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY NELSON LAND SURVEYING INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

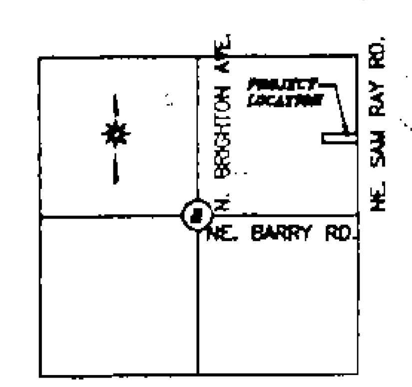
BASIS OF BEARINGS: NORTH LINE OF NE. 1/4 OF SEC. 8-51-32 HAVING A BEARING OF SOUTH 88°47'36" EAST

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "C" PER COMMUNITY PANEL NO. 290 0000 B.

THE STREET GRADES FOR (NORTH SAM RAY ROAD) DO NOT APPEAR TO HAVE BEEN PREVIOUSLY RECORDED. NO CHANGE OF THE EXISTING STREET GRADES ARE EXPECTED TO OCCUR AS A RESULT OF THIS PLAT. THE GRADES OF THE CENTERLINE OF ASPHALT OF (NORTH SAM RAY ROAD) SHOWN BELOW ARE CONSIDERED AS BUILT AND ARE TO BE RECORDED AS SUCH:

SOUTH END = 0+00.00 ELEVATION = 836.25 FEET
NORTH END = 1+25.00 ELEVATION = 838.83 FEET

LEGEND
These standard symbols will be found in the drawing.
● SET 1/2" IRON BAR UNLESS NOTED STAMPED LS 2000147874
○ FOUND 1/2" IRON BAR AT PROPERTY CORNER
▲ SECTION CORNER



LOCATION MAP

DEVELOPMENT PROPOSED BY:
GLADYS COLE
8000 NORTH SAM RAY ROAD
KANSAS CITY, MO. 64156
816-903-3311

MICHAEL A. NELSON, MO. L.S. NO. 2000147874

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MISSOURI AND THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, EFFECTIVE SEPTEMBER, 2000. 4 CSR 30-16.030

Prepared By
NELSON LAND SURVEYING INC.
PO BOX 47 Kearney, Mo. 64060 (816)903-2500
Email address: nelsonlandsurveying@email.com

FINAL PLAT		
DRAWN MAM	DATE 12/01/06	FOR: GLADYS COLE
APPROVED MLS	DATE 07/09/07	
SCALE 1" = 50'	SHEET 1	PROJECT NO. 2006108

Cu. G. 9/6/07

http://www.ClayCoGov.com