Clay County, Missouri
Land Survey Document

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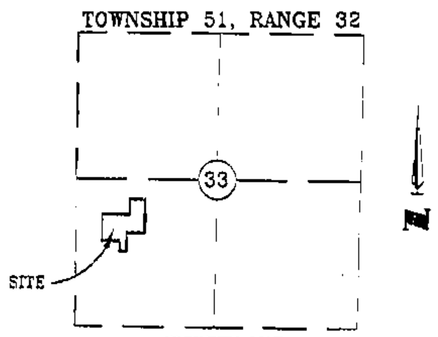
THE WOODS OF MAPLE HILLS

A SUBDIVISON OF LAND IN THE S.W. 1/4 OF SECTION 33, TOWNSHIP 51, RANGE 33 KANSAS CITY, CLAY COUNTY, MISSOURI

STATE PLANE COORDINATES (GRID METERS)
GRID FACTOR = 0.9999932
NOTE: 1 METER = 3.28083333 FEET

STA.	NORTHING	EASTING
CL-18	333707.526	847762.957
1	335309.478	848965.674
2	335302.531	849764.364
3	335197.915	849359.113
4	335215.312	849355.285
5	335016.79	849355.427
6	334917.358	849253.539
7	334517.696	849214.537
8	334970.935	849212.337
9	334971.799	849112.699
10	335116.273	849114.721
11	335114.901	849272.515
12	335198.654	849274.098

TOWNSHIP 51, RANGE 32



VICINITY MAP
(NOT TO SCALE)

DESCRIPTION:

This is a replat of all of LOTS 14–35, inclusive, BLOCK 5; all of LOTS 8–41, inclusive, BLOCK 6; all of LOTS 25–41, inclusive, BLOCK 7; all of LOTS 1–11, inclusive, BLOCK 12; all of LOTS 38–48, inclusive, BLOCK 12; and all of the East 128 feet of LOTS 42–48, inclusive, BLOCK 6; all in MAPLE HILL ADDITION, a subdivision of land in Kansas City, Clay County, according to the recorded plat thereof, more particularly described as follows:

COMMENCING at the Northwest corner of the Southwest Quarter of Section 33, Township 51, Range 32; thence South 89°30'06" East, along the North line of said Southwest Quarter Section, a distance of 1298.42 feet; thence South 1°12'03" West, a distance of 354.84 feet, to the Northeast corner of LOT 38, of said BLOCK 12; thence continuing South 1°12'03" West, along the East line of said BLOCK 12, a distance of 274.87 feet (meas.) 275 feet (plat), to the Southeast corner of LOT 48, of said BLOCK 12, said point being the intersection of North right of way line of N.E. 51st. Street, as now established, with the West right of way line of N. Belmont Avenue, as now established; thence continuing South 1°12'03" West, a distance of 50.00 feet, to the Northeast corner of LOT 25, of said BLOCK 5, said point being the intersection of South right of way line of N.E. 51st. Street, with the West right of way line of said N. Belmont Avenue; thence continuing South 1°12'03" West, along the East line of said BLOCK 5, and along said West right of way line, a distance of 274.41 feet (meas.) 275 feet (plat), to the Southeast corner of LOT 35, of said BLOCK 5; thence North 89°30'05" West, along the South lines of LOTS 35 and 14, of said BLOCK 5, a distance of 277.73 feet, to the Southwest corner of said LOT 14, said point being on the East right of way line of N. Wheeling Avenue, as now established; thence continuing North 89°30'09" West, a distance of 50.00 feet, to the Northeast corner of LOT 36, of said BLOCK 6, said point being on the West right of way line of said N. Wheeling Avenue; thence South 1°04'53" West, along the East line of said BLOCK 6, and along said West right of way line, a distance of 324.30 feet (meas.) 325 feet (plat), to the Southeast corner of LOT 48, of said BLOCK 6, said point being the intersection of the West right of way line of said N. Wheeling Avenue, with the North right of way line of N.E. 50th. Street, as now established; thence North 89°30'13" West, along the South line of said LOT 48, and along the North right of way line of said N.E. 50th. Street, a distance of 128.00 feet; thence North 1°04'53" East, 128 feet West of and parallel with the East line of said BLOCK 6, a distance of 174.63 feet (meas.) 175 feet (plat), to a point on the North line of LOT 42, of said BLOCK 6; thence North 89°30'11" West, along the North line of said LOT 42, a distance of 10.49 feet, to the Southeast corner of LOT 8, of said BLOCK 5; thence continuing North 89°30'11" West, along the South line of said LOT 8, a distance of 138.50 feet, to the Southwest corner of said LOT 8, said point being on the East right of way line of N. White Avenue, as now established; thence continuing North 89°30'11" West, a distance of 50.00 feet, to a point on the West right of way line of said N. White Avenue, said point being the Southeast corner of LOT 41, of said BLOCK 7; thence continuing North 89°30'11" West, along the South line of said LOT 41, a distance of 139.44 feet, to the Southwest corner of said LOT 41; thence North 0°48'06" East, along the West line of LOTS 25–41, BLOCK 7, a distance of 424.09 feet (meas.) 425 feet (plat), to the Northwest corner of LOT 25, of said BLOCK 7, said point being on the South right of way line of said N.E. 51st. Street; thence continuing North 0°48'06" East, a distance of 50.00 feet, to a point on the North right of way line of said N.E. 51st. Street; thence continuing North 89°30'06" East, along said North right of way line, a distance of 167.76 feet, to the intersection of said North right of way line, with the West right of way line of said N. Wheeling Avenue; thence continuing South 89°30'06" East, a distance of 50.00 feet, to the intersection of the North right of way line of said N.E. 51st. Street, with the East right of way line of said N. Wheeling Avenue, said point being the Southwest corner of LOT 1, of said BLOCK 12; thence North 1°04'09" East, along the East line of said N. Wheeling Avenue and along the West line of LOTS 1–81, BLOCK 12, a distance of 274.86 feet (meas.) 275 feet (plat), to the Northeast corner of LOT 11, BLOCK 12; thence South 89°30'06" East, along the North line of said LOT 11 and LOT 38, BLOCK 12, a distance of 278.95 feet, to the POINT OF BEGINNING, containing 9.7926 acres, more or less.

PRELIMINARY STREET GRADES

N.E. 50TH. STREET

STA. 11+00	G=840.33
PVI STA. 11+11	G=840.72
STA. 14+75.26 N.E. 50TH. ST. = STA. 3+00.00 N. WHITE AVE.	
PVI STA. 19+00	G=851.73
STA. 19+94.26 N.E. 50TH. ST. = STA. 13+00.00 N. WHEELING AVE.	
PVI STA. 21+73	G=860.41
PVI STA. 22+00	G=860.61
STA. 26+75.07 N.E. 50TH. ST. = STA. 1+00.00 N. BELMONT AVE.	
PVI STA. 26+79	G=866.58

N.E. 51ST. STREET

STA. 17+64.98 N.E. 51ST. ST. = STA. 19+46.72 N. WHEELING AVE.	
STA. 17+00	G=823.39
PVI STA. 16+59	G=822.62
STA. 10+86.21 N.E. 51ST. ST. = STA. 13+46.72 N. BELMONT AVE.	

N. WHITE AVENUE

STA. 3+00 N. WHITE AVENUE = STA. 14+75.26 N.E. 50TH. STREET	
STA. 3+00	G=840.34
PVI STA. 3+33	G=838.74
PVI STA. 5+30	G=831.32
PVI STA. 5+50	G=830.33

N. BELMONT AVENUE

STA. 13+00.00 N. BELMONT AVE. = STA. 26+75.26 N.E. 50TH. ST.	
STA. 13+00	G=853.43
PVI STA. 11+72	G=855.15
PVI STA. 11+38	G=855.05
STA. 10+46.73 N. BELMONT AVE. = STA. 20+98.28 N.E. 51ST. ST.	
PVI STA. 10+16	G=861.73
STA. 19+00	G=842.73

N. WHEELING AVENUE

STA. 1+00 N. WHEELING AVENUE = STA. 17+64.98 N.E. 50TH. STREET	
STA. 1+00	G=844.26
PVI STA. 1+05	G=845.30
STA. 19+46.72 N. WHEELING AVENUE = STA. 17+64.98 N.E. 50TH. STREET	
STA. 17+00	G=851.00

DEDICATION:

The undersigned owner of the herein described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereinafter be known as:

THE WOODS OF MAPLE HILLS

STREETS: The roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares 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 water, gas, electricity, sewage, telephone, cable tv and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, and or all of them upon over 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 thereover 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 or fill shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances 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.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right of way line.

MONEY IN LIEU OF PARKLAND: The developer elects to pay the City of Kansas City, Missouri a sum of $11,356.96 in lieu of required parkland dedicating for forty (40) single family residential lots, pursuant to Section 66–128 Code of General Ordinances, as amended.

MAINTENANCE OF TRACTS: Tract A is to be used for detention and shall be maintained by the owners of Lots, Tracts, and parcels shown within this plat pursuant to the Covenant to Maintain Storm Water Detention Facility Agreement recorded simultaneously with this plat.

RESTRICTED ACCESS: No vehicular access to N. Belmont Avenue from Lots 32 and 37 is permitted. No vehicular access to N.E. 50th. Street from Lot 15 is permitted. No vehicular access to N.E. 51st. Street from Lot 30 is permitted.

IN TESTIMONY WHEREOF: Kevin Kaser, President of Tonka Development, LLC has caused these presents to be signed this ___ day of 10-11-, 2007.

BY: Tonka Development, LLC
BY: Kevin L Kaser
Kevin Kaser, President

NOTARY CERTIFICATION:

STATE OF MISSOURI)
COUNTY OF CLAY)

On this 11th day of October, 2007, before me the undersigned Notary Public appeared Kevin Kaser, President of Tonka Development, LLC, known to me to be the person described herein and who executed the foregoing instrument and being duly sworn by me acknowledged that he executed the same as his free act and deed. IN TESTIMONY THEREOF: I have hereunto set my hand and affixed my seal the day and year last written above.

Shannon Holloway — *Notary Public*
6-24-2011 — *My Commission Expires*

SHANNON HOLLOWAY
Notary Public-Notary Seal
Clay County, State of Missouri
My Commission Expires 06-24-2011
Commission # 07068936

CITY PLAN COMMISSION

Approved: MAY 16, 2006

Charles F. Myers, Chairman — *Virginia L. Walsh, Assistant Secretary*

PUBLIC WORKS

Stanley J. Hart, P.E., Director — *Gregory J. Rokas, P.E., City Engineer*

CITY COUNCIL

This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. 061087 duly authenticated as passed this 12th. day of October, 2006.

Kay Barnes, Mayor — *Millie A. Crossland, City Clerk*

NOTES:

1. Bearings shown hereon are based on the Missouri State Plane Coordinate System, NAD 83, using the information provided on Kansas City Metro Monument "CL–18".

2. Set a 1/2" iron bar with cap #2157 at all exterior outside corners of this plat, unless noted otherwise.

3. This property lies within Zone "C", (areas of minimal flooding) as shown on Flood Insurance Rate Map, Panel Number 290173 0065 B, revised August 5, 1982.

4. The City of Kansas City, Missouri reserves an easement over that part of the vacated portion of N.E. 51st. Street, as stated within Ordinance No. 060023, passed on January 12, 2006.

SURVEYOR'S CERTIFICATION:

I hereby certify this 13th. day of July, 2006, that a survey was made, by me or under my direct supervision, on the ground of the premises herein described, and the results of said survey are represented hereon. This survey was executed in accordance with the current minimum standards for Class "A" Property Boundary Surveys.

Martin K. Haugh, PLS No. 2157

SURVEYED & PLATTED BY:
GENESIS SURVEYING, INC.
201 S.W. NOEL
LEE'S SUMMIT, MO. 64063
PH: 816.525.0815
FAX: 816.525.6116
EMAIL: GENSURV@AOL.COM

DEVELOPED BY:
TONKA DEVELOPMENT, LLC
MR. KEVIN KASER
5601 N. MERCIER STREET
KANSAS CITY, MO. 64118
PH: 816.858.6664
FAX: 816.746.4505

Code 13
11/6/07 DM