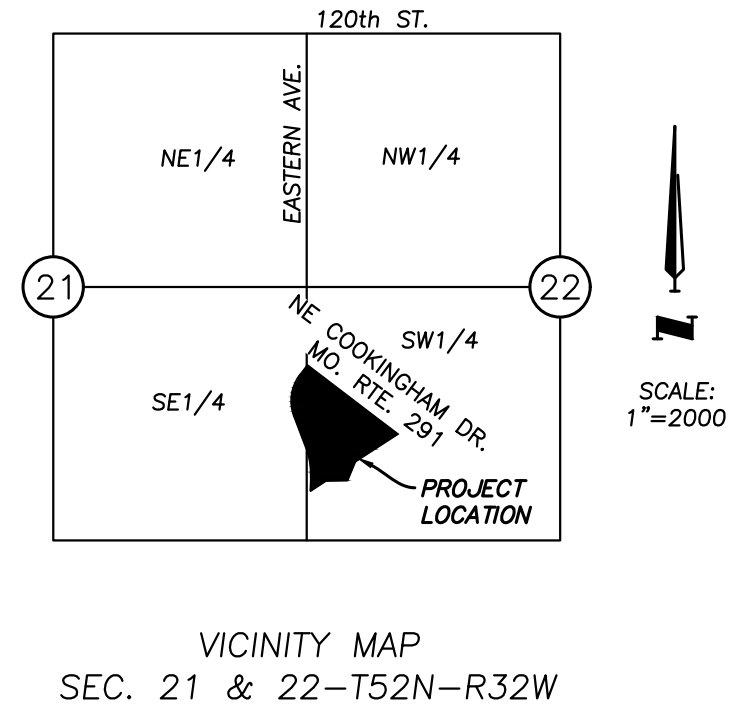


FINAL PLAT AUBURNDALE MANOR

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 52 NORTH, RANGE 32 WEST
AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 52 NORTH, RANGE 32 WEST,
CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI



- ⊕ = CL-08
- = SET 3/8" IRON BAR w/ALUMINUM CAP
- ▲ = SECTION CORNER
- (M) = MEASURED DIMENSION
- (D) = DEED DIMENSION
- B/L = BUILDING SETBACK LINE
- D/E = DRAINAGE EASEMENT
- R/W = RIGHT-OF-WAY
- U/E = UTILITY EASEMENT
- S/E = SANITARY SEWER EASEMENT
- W/E = WATER EASEMENT

DESCRIPTION:

A tract of land being partially situated in the Southeast Quarter of Section 21 and partially in the Southwest Quarter of Section 22, all being in Township 52 North, Range 32 West, Kansas City, Clay County, Missouri, said tract of land lying Easterly of and coincident with the Easterly right-of-way line of N. Eastern Avenue as now established and lying Southwesterly of and coincident with the Southwesterly right-of-way line of NE Cookingham Drive (also known as Missouri State Highway Route No. 291) as now established and lying Northwesterly of and coincident with the Northwesterly line of Lot A of the final plat of AUBURNDALE PATIO HOMES, a subdivision in said City, County and State recorded May 17, 2005 in the Office of the Recorder of Deeds for said County and State as Instrument No. 2005022433 in Plat Book F at Page 182. Said tract of land being now more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of aforesaid Section 22; thence North 00°16'50" East, along the West line of the Southwest quarter of said Section 22, a distance of 517.14 feet; thence South 89°43'10" East, perpendicular to the last described course, a distance of 47.24 feet to a point on the East right-of-way line of aforesaid N. Eastern Avenue, said point being the most Westerly, Northwest corner of aforesaid Lot A, AUBURNDALE PATIO HOMES, said point also being 46 feet East of the baseline of said N. Eastern Avenue as measured perpendicular to the baseline thereof and the Point of Beginning of the tract of land to be herein described; thence North 00°25'02" East along said East right-of-way line, being along a line 46 feet East of and parallel with the baseline thereof, a distance of 8.39 feet; thence North 03°51'03" East along said East right-of-way line, a distance of 100.18 feet to a point 52 feet East of the baseline of said N. Eastern Avenue as measured perpendicular to the baseline thereof; thence generally Northerly along the Easterly right-of-way line of said N. Eastern Avenue, said Easterly right-of-way line being 52 feet East of and parallel with the baseline thereof, the following courses and distances; thence North 00°25'02" East, 84.61 feet; thence Northerly and Northwesterly along a curve to the left, tangent to the last described course, having a radius of 752.00 feet and a central angle of 20°08'53", an arc length of 264.44 feet; thence North 19°43'52" West, tangent to the last described curve, a distance of 347.06 feet; thence Northwesterly, Northerly and Northeasterly along a curve to the right, tangent to the last described course, having a radius of 448.00 feet and a central angle of 58°13'18", an arc length of 455.24 feet; thence North 38°29'26" East, tangent to the last described curve, a distance of 124.10 feet to a point on the Southwesterly right-of-way line of NE Cookingham Drive (also known as Missouri State Highway Route No. 291) as now established 40 feet Southwesterly of the baseline of said NE Cookingham Drive as measured perpendicular to the baseline thereof; thence South 51°30'34" East, departing from the East right-of-way line of said N. Eastern Avenue, being now along the Southwesterly right-of-way line of said NE Cookingham Drive, said Southwesterly right-of-way line being 40 feet Southwesterly of and parallel with the baseline thereof, a distance of 887.13 feet; thence Southeasterly along a curve to the left, tangent to the last described course, continuing along said Southwesterly right-of-way line, said curve being 40 feet Southwesterly of and parallel with the baseline of said NE Cookingham Drive, having a radius of 22,958.31 feet and a central angle of 00°43'54", an arc length of 293.21 feet to the most Northerly corner of said Lot A, AUBURNDALE PATIO HOMES; thence generally Westerly along the Northwesterly line of said Lot A, the following courses and distances; thence South 58°03'57" West (South 58°05'06" West, Plat), a distance of 526.99 feet; thence South 24°00'54" West (South 24°02'03" West, Plat), a distance of 212.15 feet; thence North 89°43'28" West (North 89°42'19" West, Plat), a distance of 222.86 feet; thence South 58°03'57" West (South 58°05'06" West, Plat) a distance of 192.04 feet (189.15 feet, plat) feet to the Point of Beginning. This description having been prepared by Steven R. Whitaker, Missouri, P.L.S. No. 2005019220. MEC Corporate Certificate / License No. 2012009395.

Containing 722,957 square feet or 16.597 acres, more or less.

GENERAL NOTES:

The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone, NAD83 datum.

5/8" Rebar W/ Aluminum Caps will be set at the property corners after construction is completed.

There are no gaps, gores, or overlaps between Auburndale Manor and any neighboring properties.

Coordinate information shown hereon are Missouri State Plane West Zone NAD83 Coordinates, based on GPS observation using the MoDot VRS Network. Having a Combined Grid Factor of 0.9998974.

TRAVERSE TABLE:

CL-08 being N55°30'56"E - 1147.62' of the Southwest corner of this plat (Point of Beginning).
CL-08 (State Plane, Feet)= North 1,140,553.49 East 2,791,924.745

FLOOD ZONE:

According to the Federal Emergency Management Agency Flood Map Service the subject property is located within Fema's Flood Panel No. 290095c0086g, which has an effective date of January 20, 2017. The subject property is located in flood hazard zone X, which is areas determined to be outside the 0.2% annual chance floodplain.

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.

STREET DEDICATION:

Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

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 lot line nearest thereto. All side setbacks are 7.5' unless noted otherwise. All rear setbacks are 30.0' unless noted otherwise.

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, and grading, 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. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. 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 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 appurtenances thereto without a valid permit from the department of public works as to utility easements, and/or written approval of the director of water services as to water main easements.

PRIVATE OPEN SPACE:

Tract A contains 0.14 acres of private open space with an Eight (8) feet wide concrete trail and Tract B contains 0.83 acres of private open space which are hereby reserved at the election of the developer in lieu of the required parkland dedication for 50 single-family lots pursuant to section 88-405-17-e of the zoning and development code. A total of 1.11 acres are required to satisfy the parkland request for this final plat.

DEDICATION OF PARKLAND:

The Land (Tracts A & B) shown and designated hereto be and the same is hereby devoted for park and recreation purposes as approved by the Board of Parks and Recreation Commissioners by Resolution No. _____, adopted on _____, said dedication is pursuant to section 88-405-17-b, of the Zoning and Development Code.

PAYMENT IN LIEU OF PARKLAND:

The developer elects to pay the City of Kansas City, Missouri, a sum of \$6,832.19 for the remaining balance of 0.14 acres to satisfy the parkland dedication for 50 single-family lots as shown on this final plat.

MAINTENANCE OF TRACTS:

Tract A is to be used as private open space. (Recreational space, Dog Park) and shall be maintained by the Homeowners Association.

Tract B is to be used for Detention and Private Open Space and shall be maintained by the owners of the Lots, Tracts and Parcels as shown within this plat pursuant to the Covenants, Conditions and Restrictions recorded simultaneously with this plat.

Tract C is to be used for Landscape Buffer and shall be maintained by the owners of the Lots, Tracts and Parcels as shown within this plat pursuant to the Covenants, Conditions and Restrictions recorded simultaneously with this plat.

LANDSCAPE BUFFER

This buffer is reserved for the planting of trees or shrubs by the owner or the developer; buildings or structures within the buffer are prohibited.

Point Number	Northing (State Plane Feet)	Easting (State Plane Feet)	Northing (Meters)	Easting (Meters)
CL-08	1140553.49	2791924.745	347641.434	850980.451
1	1139904.531	2790979.443	347443.631	850692.322
2	1139912.92	2790979.504	347446.188	850692.34
3	1140012.864	2790986.231	347476.651	850694.391
4	1140097.463	2790986.847	347502.437	850694.579
5	1140356.79	2790942.72	347581.48	850681.129
6	1140683.44	2790825.563	347681.043	850645.419
7	1141113.472	2790896.599	347812.117	850667.071
8	1141210.596	2790973.829	347841.721	850690.611
9	1140658.512	2791668.127	347673.445	850902.233
10	1140477.513	2791898.757	347618.277	850972.53
11	1140198.793	2791451.57	347533.322	850836.227
12	1140005.026	2791365.239	347474.262	850809.913
13	1140006.098	2791142.405	347474.589	850741.993

STREET GRADES:		
113th TERRACE	ELEVATION	VCT
17.66' EAST OF THE INTERSECTION OF N. EASTERN AVE. & 113th TERRACE	1010.05	
191.38' EAST OF THE INTERSECTION OF N. EASTERN AVE. & 113th TERRACE	1010.83	
154.18' EAST OF THE INTERSECTION OF N. EASTERN AVE. & 113th TERRACE = THE INTERSECTION OF 113th TERRACE & AUBURNDALE CIRCLE	1013.11	
113th ST.		
17.86' EAST OF THE INTERSECTION OF N. EASTERN AVE. & 113th ST.	1023.12	
290.68' EAST OF THE INTERSECTION OF N. EASTERN AVE. & 113th ST.	1033.91	PVI
739.41' EAST OF THE INTERSECTION OF N. EASTERN AVE. & 113th ST.	1014.5	
AUBURNDALE CIRCLE		
289.76' EAST OF THE INTERSECTION OF N. EASTERN AVE. & 113th ST. AT THE INTERSECTION OF 113th ST. & AUBURNDALE CIRCLE	1031.61	
AUBURNDALE CIRCLE RUNS NORTH FROM 113th ST. FOR APPROXIMATELY 818.75' THEN MAKES A BEND BACK TO THE SOUTH AND INTERSECTS WITH 113th ST. 246.86' EAST OF THE FIRST INTERSECTION.		
ALL DISTANCES ARE FROM THE INTERSECTION OF 113th ST. & AUBURNDALE ROAD THAT IS 289.76' EAST OF THE INTERSECTION OF N. EASTERN AVENUE & AUBURNDALE CIRCLE		
16.56' FROM THE INTERSECTION OF 113th ST. & AUBURNDALE CIRCLE	1031.33	PI
451.42' FROM THE INTERSECTION OF 113th ST. & AUBURNDALE CIRCLE	1012.47	PVI
818.75' FROM THE INTERSECTION OF 113th ST. & AUBURNDALE CIRCLE	1017.12	PVI
1294.67' FROM THE INTERSECTION OF 113th ST. & AUBURNDALE CIRCLE	1010.49	PVI
1564.87' FROM THE INTERSECTION OF 113th ST. & AUBURNDALE CIRCLE	1023	PI
1578.37' FROM THE INTERSECTION OF 113th ST. & AUBURNDALE CIRCLE	1023.27	

DEDICATIONS:

PLAT DEDICATION:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "AUBURNDALE MANOR".

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its hand. Timothy D. Harris, LLC, a Missouri limited liability company.

By: _____
Timothy D. Harris, Owner

County of)
)SS
State of)

BE IT REMEMBERED that on this _____ day of _____, 2021, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came Timothy D. Harris, Member of the Timothy D. Harris, LLC, a Missouri limited liability company, to me personally known to be the same person who executed the within instrument and duly acknowledged the same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Appointment Expires: _____

CITY PLAN COMMISSION

PUBLIC WORKS

Approved: April 6, 2021

Director: Michael J. Shaw

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. _____ duly authenticated as passed this _____ day of _____, 2021.

Mayor: Quinton Lucas

City Clerk: Marilyn Sanders

DEVELOPER:
TIMOTHY D. HARRIS, LLC
TIMOTHY D. HARRIS
244 W. MILL STREET, SUITE 101
LIBERTY, MISSOURI 64068
(816)781-3322

SURVEYOR'S CERTIFICATION:

I hereby certify that the plat titled "AUBURNDALE MANOR", a subdivision, is based on an actual field survey performed by me and by those under my direct supervision and to the best of my professional knowledge and belief this survey has been prepared in accordance with the current Missouri Standards for Property Boundary Surveys and that it meets or exceeds the accuracy standards for an "Urban" type property boundary survey as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further state that I have complied with the statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

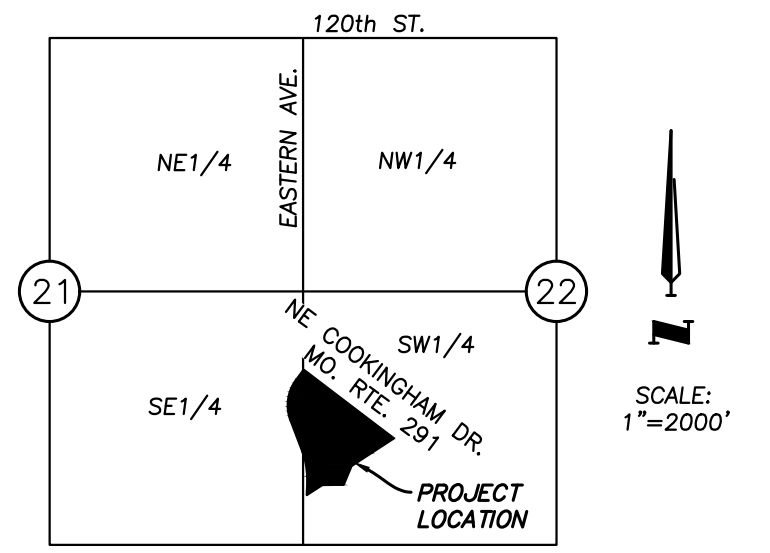
By: _____
Steven R. Whitaker, MO. PLS-2005019220
Steve.whitaker@mcclurevision.com
McClure Engineering Company Certificate/License No. 2012009395

	ENGINEER J. BURNETTE	SURVEYOR TIMOTHY D. HARRIS	REVISIONS 06/02/2021 08/10/2021 10/17/2022 09/08/2022 02/08/2023	AUBURNDALE MANOR FINAL PLAT KANSAS CITY, CLAY COUNTY, MISSOURI 201675-000 FEBRUARY 15, 2021	<p>making lives better. 1100 W. Beach, Ste. 100 North Kansas City, Missouri 64116 816-756-0444 816-756-1763</p>
	DRAFTER S. WHITAKER	CHECKED TIMOTHY D. HARRIS	DRAWING NO. 01/02	MISSOURI 201675-000 FEBRUARY 15, 2021	

DRAWING DATE: 01/06/2023 09:29:29 AM PLS-2005019220-009 Final.dwg PLOT DATE: 09/29/2023 11:13 AM PLOTTED BY: JDPY BURNETTE

FINAL PLAT AUBURNDALE MANOR

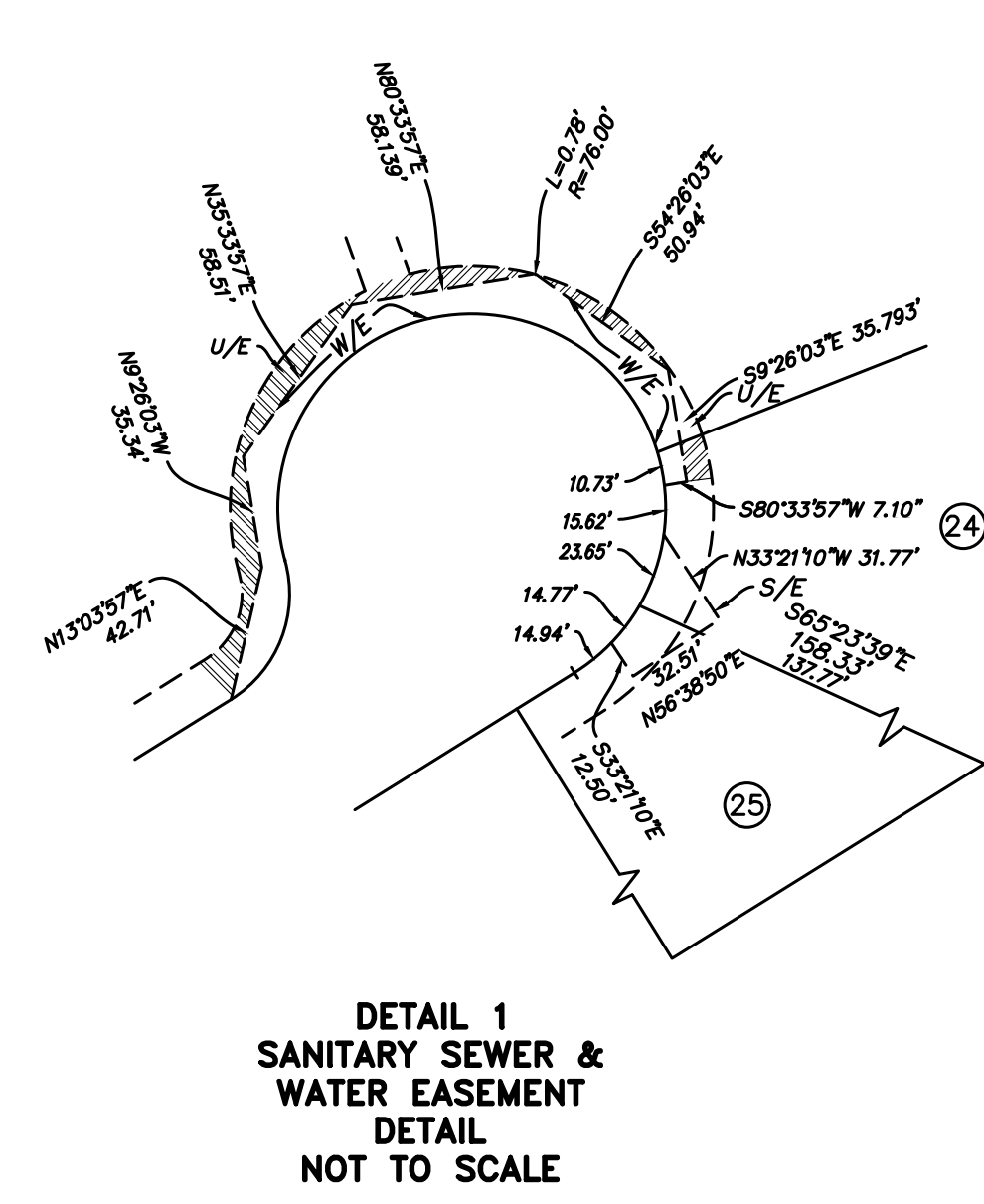
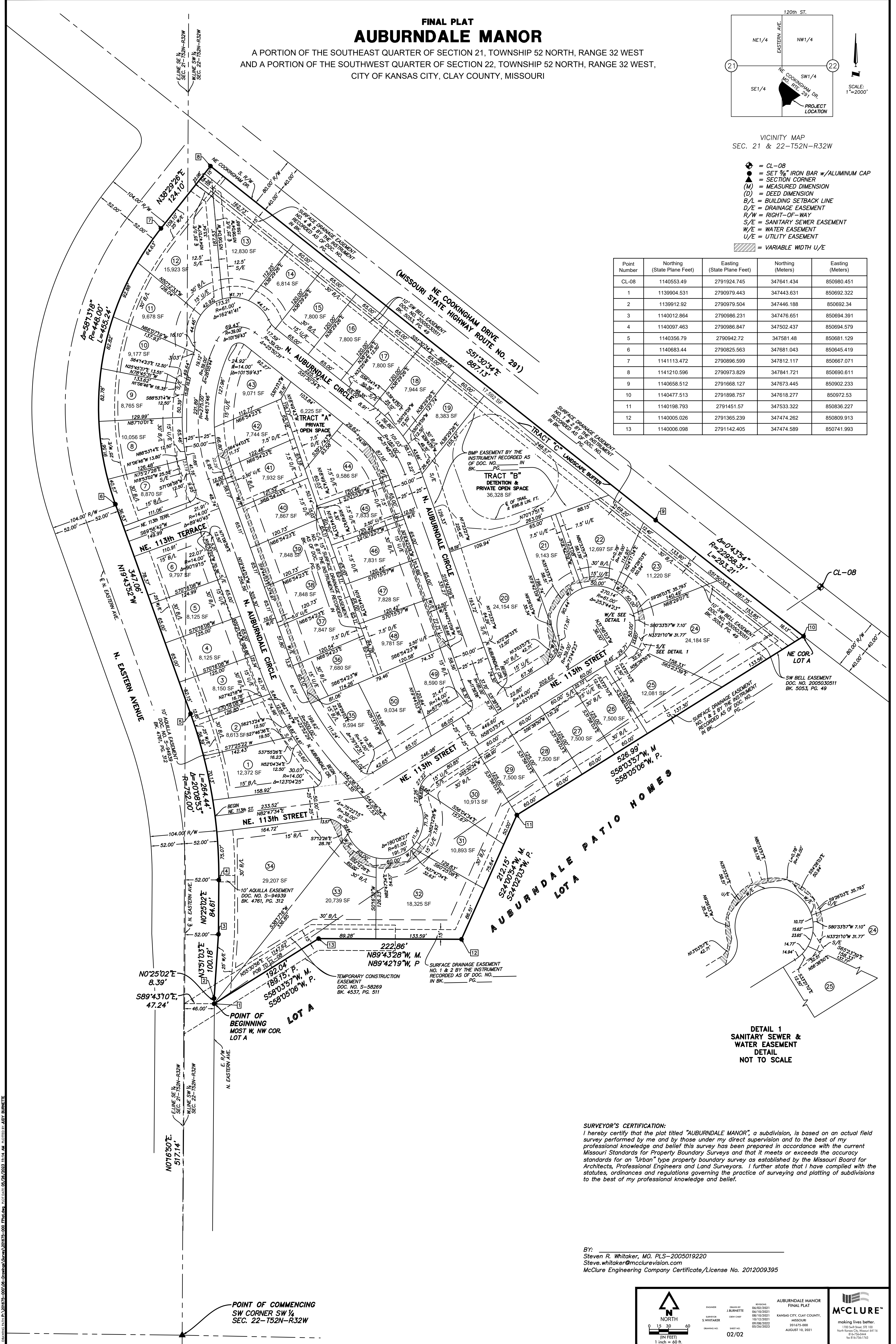
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AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 52 NORTH, RANGE 32 WEST,
CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI



VICINITY MAP
SEC. 21 & 22-T52N-R32W

- = CL-08
- = SET 3/8" IRON BAR w/ALUMINUM CAP
- = SECTION CORNER
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By: Steven R. Whitaker, MO. PLS-2005019220
Steve.whitaker@mcclurevision.com
McClure Engineering Company Certificate/License No. 2012009395

1" = 60 FT.

ENGINEER: J. BURNETTE
DRAWN BY: S. WHITAKER
CHECKED BY: S. WHITAKER
DATE: 02/02

REVISIONS:
06/02/2021
06/10/2021
08/10/2021
09/08/2022
02/04/2023

AUBURNDALE MANOR
FINAL PLAT
KANSAS CITY, CLAY COUNTY,
MISSOURI
201675-000
AUGUST 10, 2021

making lives better.
100 South Main, Ste. 100
North Kansas City, Missouri 64116
816-756-0444
fax 816-756-1763

DRAWING DATE: 02/02/2023 11:14 AM. PLOTTED BY: S. WHITAKER. PLOT DATE: 02/02/2023 11:14 AM. PLOTTED BY: S. WHITAKER.