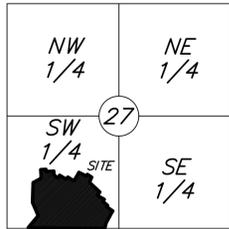
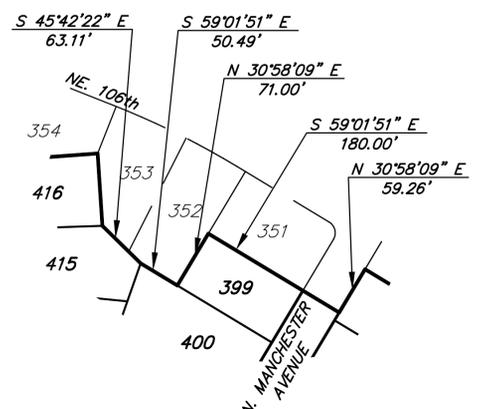


# FINAL PLAT KELLYBROOK SEVENTH PLAT

in the SW 1/4 of Sec. 27, Twp. 52, Rng. 32  
Kansas City, Clay County, Missouri



SECTION LOCATION  
Sec. 27, Twp. 52, Rge. 32  
(Not to Scale)

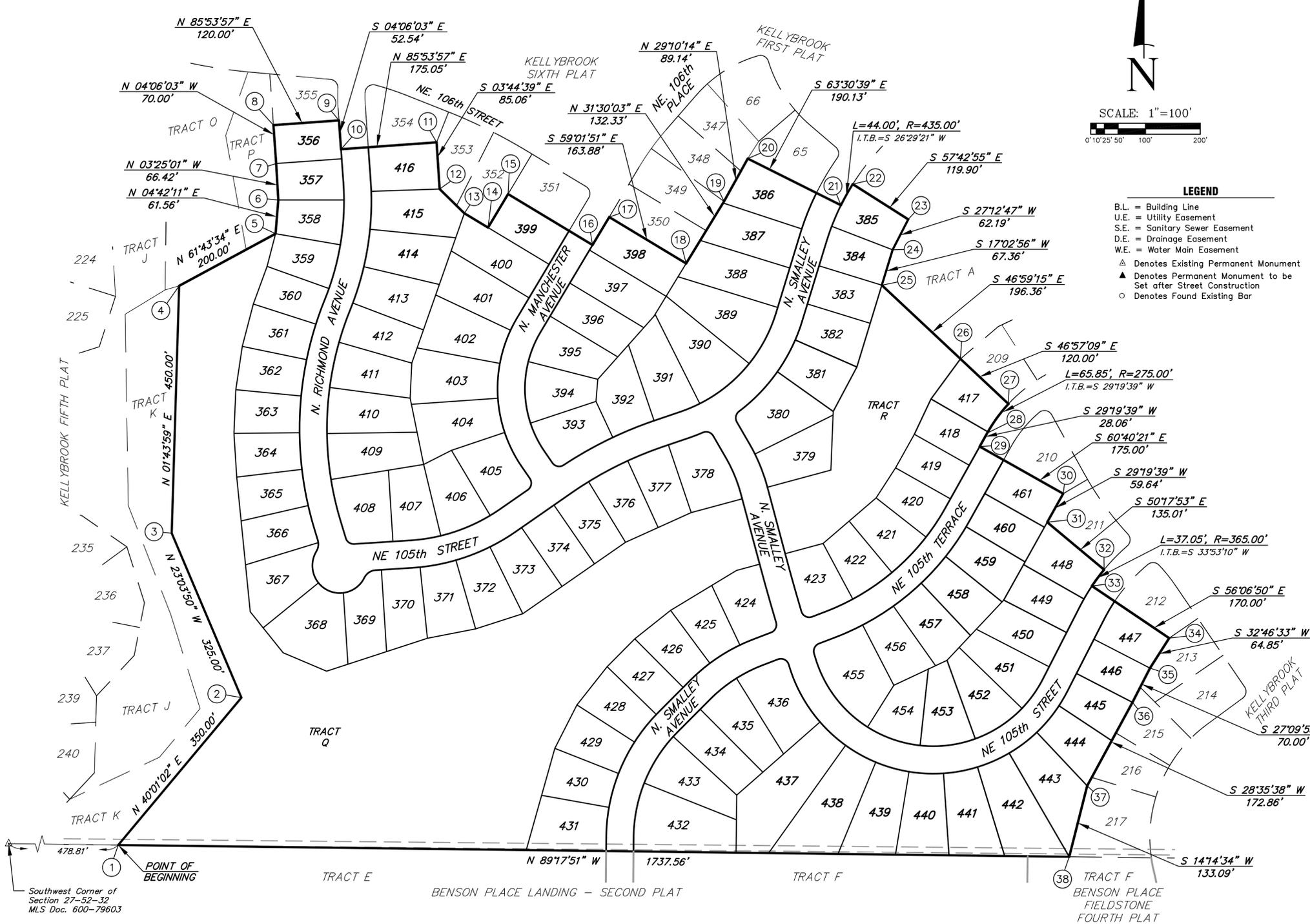


**LEGAL DESCRIPTION:**

All that part of the Southwest Quarter of Section 27, Township 52, Range 32, in Kansas City, Clay County, Missouri, described as follows:  
Beginning at the Southeast Corner of Tract K, KELLYBROOK FIFTH PLAT, a subdivision in said City and State, said point being South 89°17'51" East, 478.81 feet from the Southwest Corner of said Section 27;  
Thence North 40° 01' 02" East, a distance of 350.00 feet; this and the following two (2) courses being along said KELLYBROOK FIFTH PLAT;  
Thence North 23°03'50" West, a distance of 325.00 feet;  
Thence North 01°43'59" East, a distance of 450.00 feet, to a point on the Southerly Boundary of Tract O, KELLYBROOK SIXTH PLAT, a subdivision in said City and State;  
Thence North 61°43'34" East, a distance of 200.00 feet; this and the following fifteen (15) courses being along said KELLYBROOK SIXTH PLAT;  
Thence North 04°42'11" East, a distance of 61.56 feet;  
Thence North 03°25'01" West, a distance of 66.42 feet;  
Thence North 04°06'03" West, a distance of 70.00 feet;  
Thence North 85°53'57" East, a distance of 120.00 feet;  
Thence North 04°06'03" East, a distance of 52.54 feet;  
Thence North 85°53'57" East, a distance of 175.05 feet;  
Thence South 03°44'39" East, a distance of 85.06 feet;  
Thence South 45°42'22" East, a distance of 63.11 feet;  
Thence South 59°01'51" East, a distance of 50.49 feet;  
Thence North 30°58'09" East, a distance of 71.00 feet;  
Thence South 59°01'51" East, a distance of 180.00 feet;  
Thence North 30°58'09" East, a distance of 59.26 feet;  
Thence South 59°01'51" East, a distance of 163.88 feet;  
Thence North 31°30'03" East, a distance of 132.33 feet;  
Thence North 29°10'14" East, a distance of 89.14 feet;  
Thence North 29°10'14" East, a distance of 89.14 feet, to the most Westerly Corner of Lot 65, KELLYBROOK FIRST PLAT, a subdivision in said City and State;  
Thence South 63°30'39" East, a distance of 190.13 feet to a point on a curve, this and the following six (6) courses being along said KELLYBROOK FIRST PLAT;  
Thence Northeastly along a curve to the right, to which the preceding course is radial, having a radius of 435.00 feet, an arc distance of 44.00 feet;  
Thence South 57°42'55" East, along a line radial to the preceding course, a distance of 119.90 feet;  
Thence South 27°12'47" West, a distance of 62.19 feet;  
Thence South 17°02'56" West, a distance of 67.36 feet;  
Thence South 46°59'15" East, a distance of 196.36 feet;  
Thence South 27°12'47" West, a distance of 62.19 feet;  
Thence South 17°02'56" West, a distance of 67.36 feet;  
Thence South 46°59'15" East, a distance of 196.36 feet to the most Westerly Corner of Lot 209, KELLYBROOK THIRD PLAT, a subdivision in said City and State;  
Thence South 46°57'09" East, a distance of 120.00 feet to a point on a curve; this and the following twelve (12) courses being along said KELLYBROOK THIRD PLAT;  
Thence Southwesterly along a curve to the left, to which the preceding course is radial, having a radius of 275.00 feet, an arc distance of 65.85 feet to a point of tangency;  
Thence South 29°19'39" West, a distance of 28.06 feet;  
Thence South 60°40'21" East, a distance of 175.00 feet;  
Thence South 29°19'39" West, a distance of 59.64 feet;  
Thence South 50°17'53" East, a distance of 135.01 feet to a point on a curve; this and the following twelve (12) courses being along said KELLYBROOK THIRD PLAT;  
Thence Southwesterly along a curve to the left, to which the preceding course is radial, having a radius of 365.00 feet, an arc distance of 37.05 feet;  
Thence South 56°06'50" East, along a line radial to the preceding course, a distance of 170.00 feet;  
Thence South 32°46'33" West, a distance of 64.85 feet;  
Thence South 27°09'55" West, a distance of 70.00 feet;  
Thence South 28°35'38" West, a distance of 172.86 feet;  
Thence South 14°14'34" West, a distance of 133.09 feet to a point on the South line of the Southwest Quarter of said Section 27;  
Thence North 89°17' 51" West, along said South line, a distance of 1737.56 feet to the Point of Beginning;



- LEGEND**
- B.L. = Building Line
  - U.E. = Utility Easement
  - S.E. = Sanitary Sewer Easement
  - D.E. = Drainage Easement
  - W.E. = Water Main Easement
  - ▲ Denotes Existing Permanent Monument
  - ▲ Denotes Permanent Monument to be Set after Street Construction
  - Denotes Found Existing Bar



**DEVELOPED BY:**  
**STAR DEVELOPMENT CORPORATION**  
244 W. Mill Street, Suite 101  
Liberty, MO 64068  
Ph: (816) 781-3322  
Attn: Tim Harris

**SURVEYOR'S CERTIFICATION:**  
I hereby certify that the plat of KELLYBROOK SEVENTH 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 standards as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects to the best of my professional knowledge and belief.

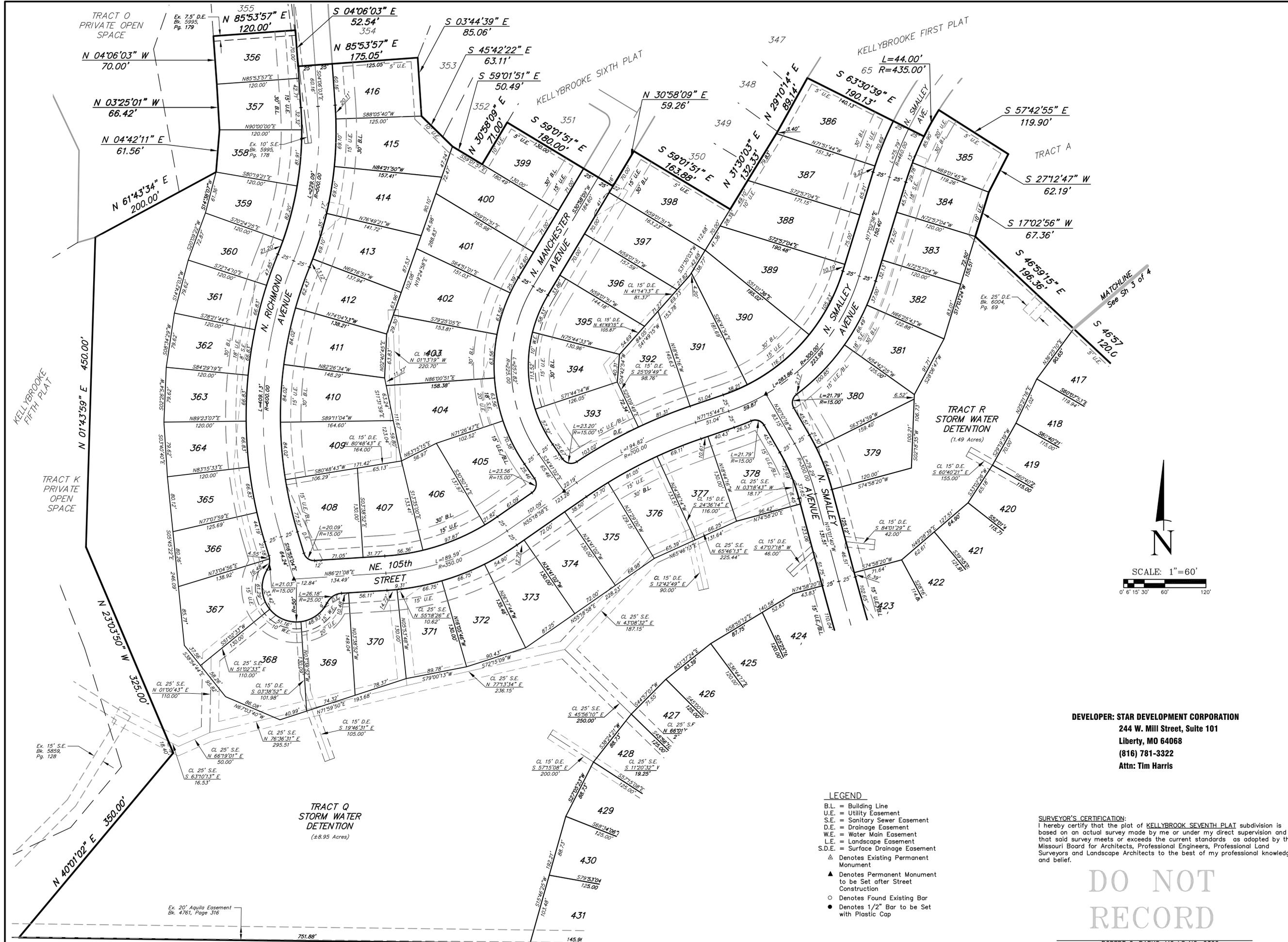
**DO NOT  
RECORD**

ROBERT C. PARKS, MO LS NO. 2362

**WEISKIRCH & PARKS ENGINEERS, INC.**  
MO. CERTIFICATE OF AUTHORITY  
L.S. No. 000247  
111 NORTH MAIN, SUITE #10  
INDEPENDENCE, MISSOURI 64050  
(816) 254-5000 FAX: (816) 252-9712  
WPKC@WPKC.COM

**FINAL PLAT  
KELLYBROOK SEVENTH PLAT  
IN THE SW QUARTER OF SEC. 27, TWP. 52, RNG 32  
KANSAS CITY, CLAY COUNTY, MISSOURI**

REV	DESCRIPTION	DATE
1	No Changes to this Sheet	1/29/24
REVISIONS		
JOB NO.	4439	
SCALE:	NOTED	
DATE:	12/11/23	
DRAFTER:	T.K.O.	
CHKD:	B.P.	
SHEET NO.	1 OF 4	



**DEVELOPER: STAR DEVELOPMENT CORPORATION**  
 244 W. Mill Street, Suite 101  
 Liberty, MO 64068  
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  - L.E. = Landscape Easement
  - S.D.E. = Surface Drainage Easement
  - ▲ Denotes Existing Permanent Monument
  - ▲ Denotes Permanent Monument to be Set after Street Construction
  - Denotes Found Existing Bar
  - Denotes 1/2" Bar to be Set with Plastic Cap

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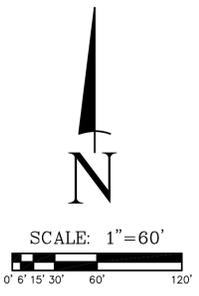
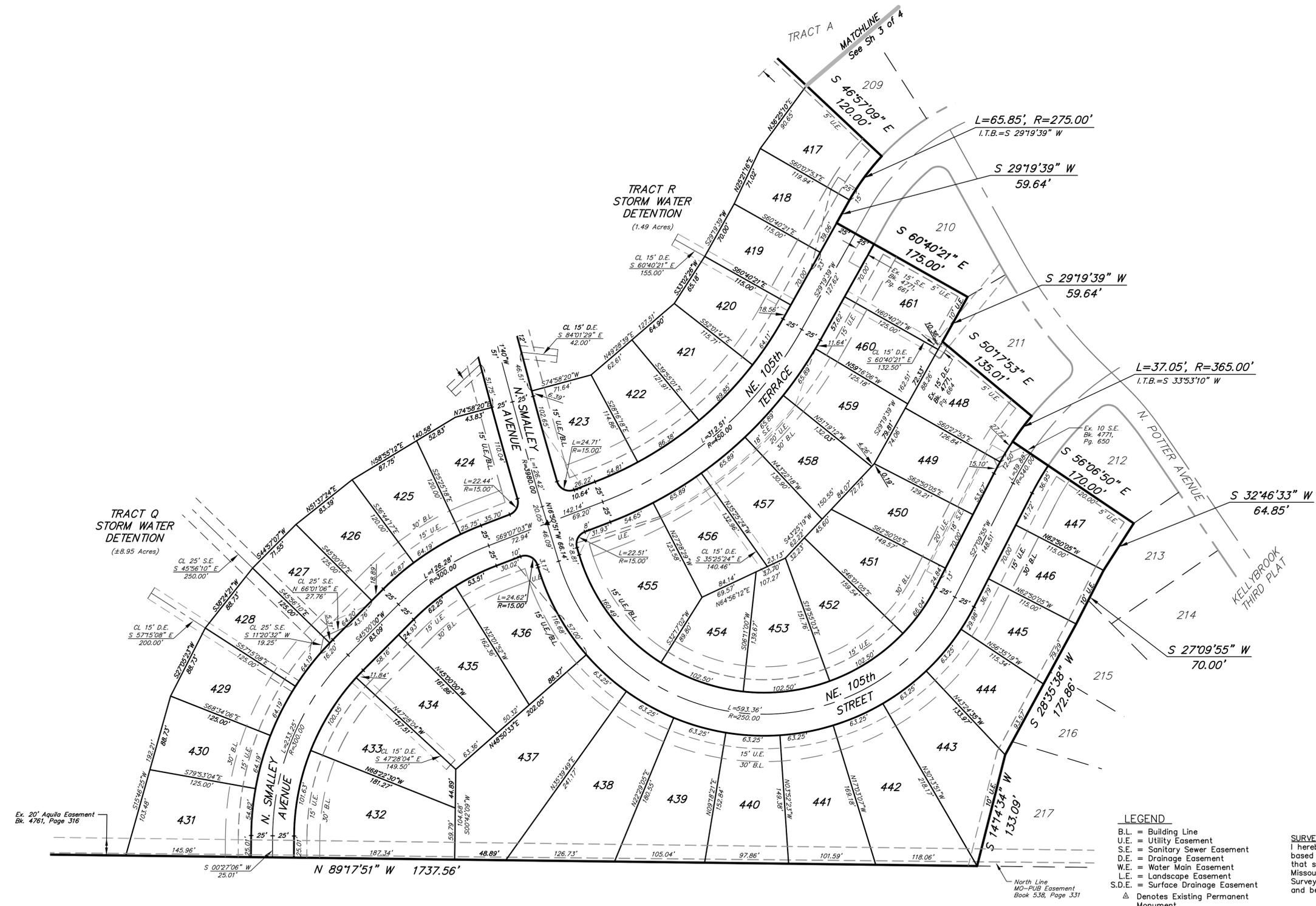
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JOB NO. 4439  
 SCALE: NOTED  
 DATE: 12/11/23  
 DRAFTER: T.K.O.  
 CHK'D: B.P.  
 SHEET NO. 2 OF 4

**FINAL PLAT  
 KELLYBROOK SEVENTH PLAT  
 IN THE SW QUARTER OF SEC. 27, TWP. 52, RNG. 32  
 KANSAS CITY, CLAY COUNTY, MISSOURI**

REV	DESCRIPTION	DATE
1	No Changes to this Sheet	1/29/24
JOB NO. 4439		
SCALE: NOTED		
DATE: 12/11/23		
DRAFTER: T.K.O.		
CHKD: B.P.		
SHEET NO. 3 OF 4		



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**DO NOT  
 RECORD**

Ex. 20' Aquila Easement  
 Bk. 4761, Page 316

North Line  
 MO-PUB Easement  
 Book 536, Page 331

