

FINAL PLAT

AUTUMN RIDGE FIRST PLAT

PART OF THE EAST 1/2 OF SECTION 13, T46N, R33W BELTON, CASS COUNTY, MISSOURI

FILE NUMBER 35207
 PLAT BK 00020 PG 0008
 RECORDED 03/01/2006 12:24:11 PM
 RECORDING FEE \$9.00
 SANDRA A (SANDY) GREGORY, RECORDER OF DEEDS
 CASS COUNTY, MISSOURI

BOUNDARY DESCRIPTION:
 THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER TOGETHER WITH THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER, LYING SOUTH OF THE ST. LOUIS SAN FRANCISCO RAILROAD RIGHT-OF-WAY, ALL IN SECTION 13, TOWNSHIP 46 NORTH OF THE BASELINE, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BELTON, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE N02°45'07"E ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 1321.76 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE N86°00'44"W, 30.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF MULLEN ROAD; THENCE N02°45'07"E ON SAID WEST RIGHT-OF-WAY LINE, 401.25 FEET TO THE POINT OF BEGINNING; THENCE N87°14'53"W, 20.00 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT (SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N02°45'07"E, A RADIUS OF 15.00 FEET, A CHORD BEARING OF N42°14'53"W, A CHORD DISTANCE OF 21.21 FEET) AN ARC LENGTH OF 23.56 FEET TO A POINT OF TANGENCY; THENCE N87°14'53"W, 4.48 FEET; TO A POINT OF CURVATURE; THENCE WESTERLY ON A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 540.00 FEET, A CHORD BEARING OF N77°29'00"W, A CHORD DISTANCE OF 183.17 FEET) AN ARC LENGTH OF 184.06 FEET; THENCE S02°45'07"E ON A LINE 250.00 FEET WEST FROM, AND PARALLEL WITH, THE EAST LINE OF SAID SOUTHEAST QUARTER, 442.57 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE N86°00'44"W ON THE SOUTH LINE OF SAID NORTH HALF, 835.96 FEET; THENCE N04°07'00"E, 557.93 FEET; THENCE EASTERLY ON A CURVE TO THE RIGHT (SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N81°57'23"E, A RADIUS OF 460.00 FEET, A CHORD BEARING OF N87°18'27"E, A CHORD DISTANCE OF 85.93 FEET) AN ARC LENGTH OF 85.93 FEET TO A POINT OF TANGENCY; THENCE S87°20'28"E, 137.07 FEET; THENCE N02°45'07"E, 814.77 FEET; THENCE S79°58'21"W, 222.64 FEET; THENCE N10°01'39"W, 180.00 FEET; THENCE N79°58'21"E, 25.14 FEET; THENCE N10°01'39"W, 127.70 FEET TO THE SOUTH LINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE N79°51'40"E ON THE SOUTH LINE OF SAID RAILROAD RIGHT-OF-WAY, 516.62 FEET; THENCE S50°32'53"E, 438.75 FEET; THENCE N69°08'24"E EAST, 38.24 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ON A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 330.00 FEET, A CHORD BEARING OF N80°53'58"E, A CHORD DISTANCE OF 134.51 FEET) AN ARC LENGTH OF 135.46 FEET TO A POINT OF TANGENCY; THENCE S87°20'28"E, 23.23 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N47°39'31"E, A CHORD DISTANCE OF 21.21 FEET) AN ARC LENGTH OF 23.56 FEET; THENCE S87°20'28"E, 20.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE S02°39'32"E ON SAID WEST RIGHT-OF-WAY LINE, 90.00 FEET; THENCE N87°20'28"W, 20.00 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT (SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N02°39'32"E, A RADIUS OF 15.00 FEET, A CHORD BEARING OF N42°20'28"W, A CHORD DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE N87°20'28"W, 23.23 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CHORD BEARING OF N42°20'28"W, A CHORD DISTANCE OF 110.05 FEET) AN ARC LENGTH OF 110.05 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CHORD BEARING OF S80°53'58"W, A CHORD DISTANCE OF 110.05 FEET) AN ARC LENGTH OF 110.05 FEET TO A POINT OF TANGENCY; THENCE S87°20'28"E, 58.70 FEET; THENCE S02°45'07"E ON A LINE 250.00 FEET WEST FROM, AND PARALLEL WITH, THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, 916.80 FEET; THENCE EASTERLY ON A CURVE TO THE LEFT (SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S64°08'31"E, A RADIUS OF 460.00 FEET, A CHORD BEARING OF S75°41'42"E, A CHORD DISTANCE OF 184.25 FEET) AN ARC LENGTH OF 185.51 FEET TO A POINT OF TANGENCY; THENCE S87°14'53"E, 4.48 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N47°45'07"E, A CHORD DISTANCE OF 21.21 FEET) AN ARC LENGTH OF 23.56 FEET; THENCE S87°14'53"E, 20.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE S02°45'07"E ON SAID WEST RIGHT-OF-WAY LINE, 110.00 FEET TO THE POINT OF BEGINNING, CONTAINING 28.54 ACRES MORE OR LESS.

DEDICATION:
 THE UNDERSIGNED PROPRIETORS OF THE REAL ESTATE DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "AUTUMN RIDGE FIRST PLAT". IT SHALL BE SUFFICIENT DESCRIPTION OF EACH LOT PLATED HEREIN TO BE DESIGNATED BY THE NUMBER WHICH APPEARS ON EACH LOT FOLLOWED BY THE WORDS "AUTUMN RIDGE FIRST PLAT".

EASEMENT DEDICATION:
 AN EASEMENT IS HEREBY GRANTED TO BELTON, 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, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E). WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL 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 UTILITY EASEMENTS AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES; WITH THE EXCEPTION OF DRAINAGE EASEMENTS (D/E) WHERE NO FENCES SHALL BE ERRECTED) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF BELTON, 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 EASEMENTS. 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 THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO ALL EASEMENTS DEDICATED TO THE CITY.

DRAINAGE EASEMENT MAINTENANCE: AREAS DESIGNATED AS DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER.

STREETS: STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY, ARE HEREBY SO 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.

TRACTS: TRACT A (BASIN-1) IS HEREBY DEDICATED FOR STORM WATER DETENTION AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACT B (POOL-1) IS HEREBY DEDICATED AS AN AMENITIES/POOL TRACT AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

IN TESTIMONY WHEREOF: KANSAS CITY HOMES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN COLSON, MEMBER OF KANSAS CITY HOMES, LLC. THIS 17TH DAY OF November, 2005.

Brian Colson
 BRIAN COLSON - KANSAS CITY HOMES, LLC, MEMBER

STATE OF MISSOURI)
 COUNTY OF Jackson) ss

BE IT REMEMBERED THAT ON THIS 17TH DAY OF November, 2005 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME BRIAN COLSON, A MEMBER OF KANSAS CITY HOMES, LLC TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: 2/15/2007
Notary Public
 NOTARY PUBLIC

CITY PLANNING COMMISSION:
 THIS PLAT OF "AUTUMN RIDGE FIRST PLAT" HAS BEEN SUBMITTED TO AND APPROVED BY THE BELTON PLANNING COMMISSION THIS 16TH DAY OF June, 2005.

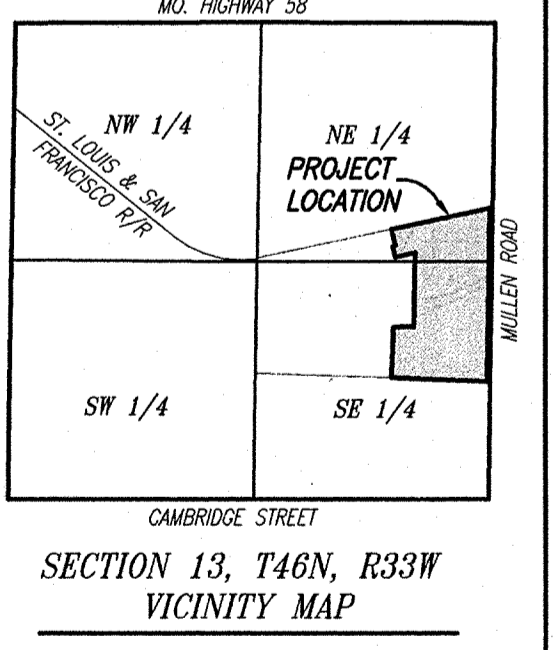
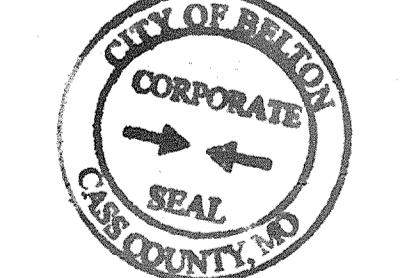
Perry Gough
 CHAIRMAN: PERRY GOUGH
Larry Shannon
 COMMUNITY DEV. DIRECTOR: LARRY SHANNON

BOARD OF ALDERMAN:
 THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE BOARD OF ALDERMAN OF BELTON, MISSOURI, BY ORDINANCE NO. 2005-3162, DULY AUTHENTICATED AS PASSED THIS 28TH DAY OF June, 2005.

Jimmy Odum
 MAYOR: JIMMY ODUM
Patricia Ford
 CITY CLERK: PATRICIA FORD

PROJECT BENCHMARK:
 MISSOURI DNR GRS ALUMINUM DISK STAMPED "CA-01, 1989" LOCATED 3.5 MILES WEST OF BELTON, MISSOURI AT THE ENTRANCE TO MILL CREEK ACRES SUBDIVISION.

LOT / BUILDING INFORMATION:
 LOTS 1-64 SINGLE FAMILY
 LOTS 65-73 MULTI FAMILY DUPLEX
 LOTS 109-113 MULTI FAMILY DUPLEX



PHOENIX ENGINEERING & SURVEYING, LLC

3855 S. NORTHERN BLVD., INDEPENDENCE, MO 64062
 (816) 743-9000 FAX: (816) 743-9700

PROJECT NO.	04048	LAST REVISION	11-14-05
PROJECT NAME	AUTUMN RIDGE FIRST PLAT		
DIR. & DWG. NAME	H./PROJECTS/04048/DWG/04048-FINAL PLAT.DWG		
M4633-13		SHEET 1 of 1	

- NOTES:**
- THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY AND THE LAND REFERRED TO IN CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. H28383, EFFECTIVE JUNE 10, 2004 AT 8:00 AM, ISSUED BY CLINTON COUNTY LAND TITLE COMPANY.
 - BEARINGS ARE REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE BY USE OF MISSOURI DEPARTMENT OF NATURAL RESOURCES METRO CONTROL MONUMENTS CA-01, CA-02 AND ONSITE CA-25, CA-25A.
 - ITEM NO. 10 OF SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT REFERS TO AN EASEMENT AND OTHER RIGHTS GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN BOOK 483, PAGE 61. SAID EASEMENT CROSSES THE SUBJECT TRACT AND IS SHOWN HEREON.
 - ITEM NO. 11 OF SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT REFERS TO A 30-FOOT WIDE UTILITY EASEMENT GRANTED TO EFFERTZ BROS., INC., RECORDED IN BOOK 738, PAGE 117. SAID EASEMENT DOES NOT CROSS THE SUBJECT TRACT AND THEREFORE IS NOT SHOWN.
 - ITEM NO. 12 OF SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT REFERS TO AN ELECTRIC EASEMENT GRANTED TO UTILICORP UNITED, INC. RECORDED IN BOOK 914, PAGE 261. SAID EASEMENT CROSSES THE SUBJECT TRACT AND IS SHOWN HEREON.
 - ITEM NO. 13 OF SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT REFERS TO RIGHT-OF-WAY EASEMENTS FOR UTILITIES GRANTED TO THE CITY OF BELTON, RECORDED IN BOOK 976, PAGES 51 AND 52. SAID EASEMENT CROSSES THE SUBJECT TRACT AND IS SHOWN HEREON.
 - THE SUBJECT TRACT CONTAINS 28.54 ACRES.

- LEGEND:**
- = FOUND SECTION CORNER/1/4 SECTION CORNER AS NOTED
 - = FOUND SURVEY MONUMENT AS NOTED
 - = SET 5/8" BAR & ALUMINUM CAP
 - R = RADIUS
 - L = ARC LENGTH
 - ITB = INITIAL TANGENT BEARING
 - R/W = RIGHT-OF-WAY
 - PI = POINT OF INTERSECTION
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - C/L = CENTERLINE
 - U/E = UTILITY EASEMENT
 - D/E = DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY: that this map or plat, 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 Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey to the best of my professional knowledge and belief.

PREPARED FOR:
 KANSAS CITY HOMES, L.L.C.
 620 W. JEFFERSON
 GRAIN VALLEY, MO 64029
 (816) 229-8115

Wesley Scroggins
 as agent of Phoenix Engineering & Surveying, LLC. (MO 2000151303)

11/16/04
 Date of Survey

