Land Survey Document Missouri

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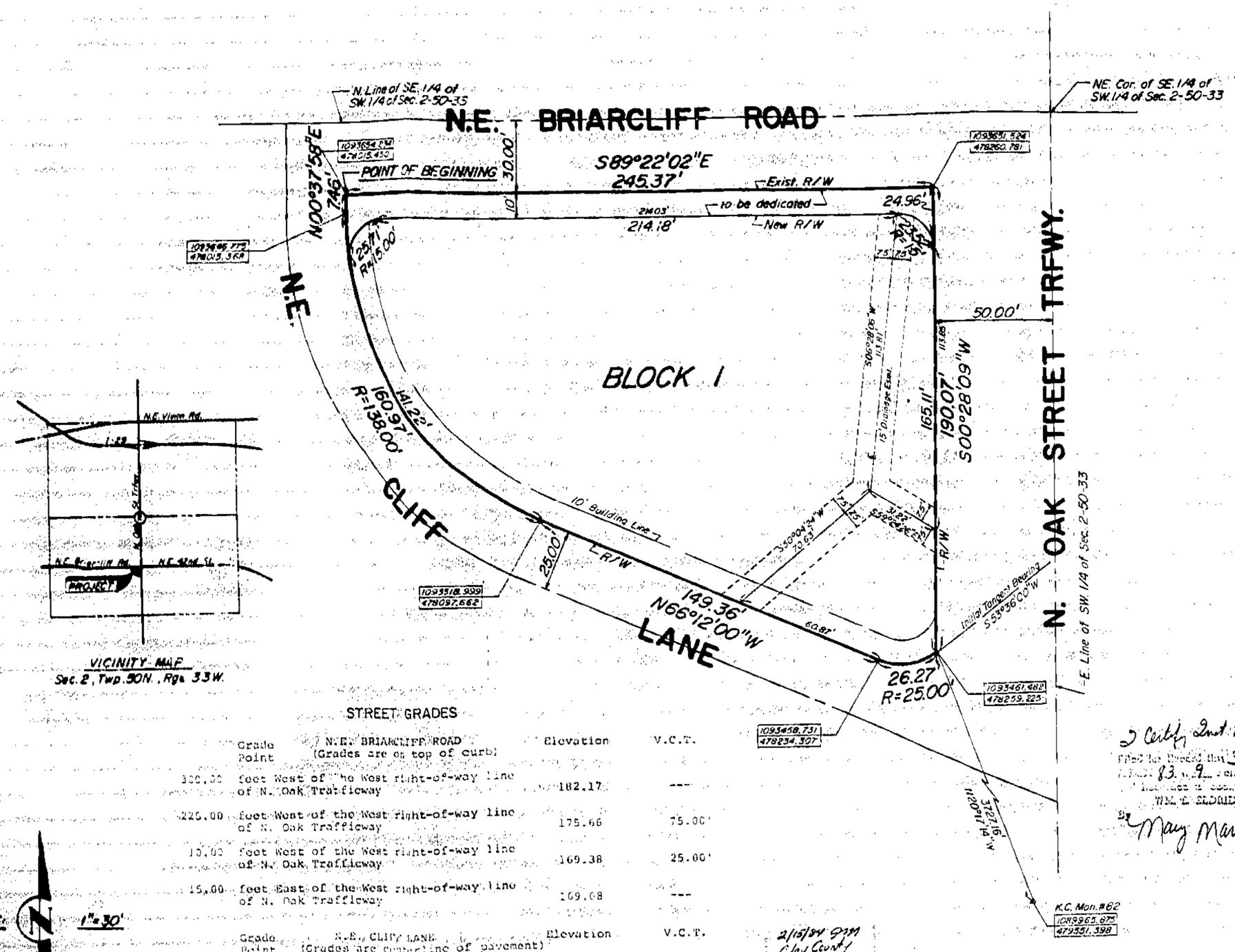
NORTHCREST EAST



STREET GRADES

Grade Point	N.E. BRIARCLIFF ROAD (Grades are on top of curb)	Elevation	V.C.T.
322.00	feet West of the West right-of-way line of N. Oak Trafficway	182.17	---
225.00	feet West of the West right-of-way line of N. Oak Trafficway	175.66	75.00'
10.00	feet West of the West right-of-way line of N. Oak Trafficway	169.38	25.00'
15.00	feet East of the West right-of-way line of N. Oak Trafficway	169.08	---

Grade Point	N.E. CLIFF LANE (Grades are centerline of pavement)	Elevation	V.C.T.
0.00	feet South of the South right-of-way line of N.E. Briarcliff Road	177.40	---
30.00	feet Southerly of South right-of-way line of N.E. Briarcliff Road	175.00	30.00
160.00	feet Southeasterly of South right-of-way line of N.E. Briarcliff Road	176.90	75.00
340.00	feet Southeasterly of South right-of-way line of N.E. Briarcliff Road	167.97	30.00
6.93	feet West of the West right-of-way line of N. Oak Trafficway	166.14	---

BUFORD & LUTJEN
Engineers and Surveyors
7107 N.W. Barry Road
Kansas City, Missouri 64152 (816) 741-4152

This survey was executed in accordance with the current Minimum Standards for Property Boundary Surveys of the Missouri Department of Natural Resources: Division of Geology and Land Survey.

NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY GRID SYSTEM USING A COMBINED GRID FACTOR OF .999901539

I Certify 2nd Rec'd
Filed for Record this 3 day of May, 1983, at 9 o'clock 54 minutes A.M. and recorded in Book 19 page 62
WM. E. SLOANDER, Recorder
By Mary Marvart Deputy

2/15/84 SJM
Clay Count'l
Plats

DESCRIPTION

A replat of Block 1, Resurvey of Northcrest, a subdivision of land in the Southeast Quarter of the Southwest Quarter of Section 2, Township 50, Range 33, Kansas City, Clay County, Missouri, according to the recorded plat thereof, being bounded and described as follows: Beginning at the Northwest corner of said Block 1; thence South 89°22'02" East along the North line of said Block 1, 245.37 feet to its intersection with the West right-of-way line of North Oak Street Trafficway, as now established; thence South 0°28'09" West along said West right-of-way line 190.07 feet to its intersection with the Southerly line of said Block 1; thence Westerly along said Southerly line on a curve to the right, having an initial tangent bearing of South 53°36'00" West, a radius of 25.00 feet, an arc distance of 26.27 feet; thence North 66°12'00" West along said Southerly line, 149.36 feet; thence Northwesterly along the Southwesterly line of said Block 1, on a curve to the right, tangent to the last described course, having a radius of 138.00 feet, an arc distance of 160.97 feet; thence North 0°37'58" East along the West line of said Block 1, 7.46 feet to the point of beginning. Containing 0.81 acres, more or less.

DEDICATION

The undersigned owner 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 and plat shall be hereafter known as:

NORTHCREST EAST

EASEMENTS: An easement is hereby granted to Kansas City, Missouri, to locate, construct, operate, and maintain facilities including, but not limited to: water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals; any and 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 will be kept free from buildings and any other obstructions which will interfere with agents and employees of Kansas City, Missouri, going upon said easements 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 to the appurtenances thereto without the written approval of either the Director of Public Works or the Director of the Water Department, where applicable.

STREETS: The streets shown on this plat and heretofore not dedicated to public use as thoroughfares 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 street line.

IN TESTIMONY WHEREOF: METRO BANCSHARES, INC., a Missouri Corporation, licensed to do business in the State of Missouri, has caused these presents to be executed this 31 day of March, 1983.

METRO BANCSHARES, INC.

David B. Feingold, President

ATTEST:

Patricia J. Stohn, Secretary

STATE OF MISSOURI)
) SS:
COUNTY OF CLAY)

On this 31 day of March, 1983, before me, the undersigned Notary Public, appeared David B. Feingold and Patricia J. Stohn, to me personally known who being duly sworn by me did say that they are President and Secretary, respectively, of METRO BANCSHARES, INC., and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that said David B. Feingold and Patricia J. Stohn acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in Clay County, Missouri, on the date herein last above written.

My Commission expires: August 15, 1984

Betty J. Olaco, Notary Public

CITY PLAN COMMISSION

Approved Feb. 1, 1983

Chairman- Robert R. Luiz

Secretary-Richard E. Duncan

PUBLIC WORKS

Approved April 5, 1983

City Engineer-Don J. Hartsock

Approved 4-5-83

Director-Beth D. Calkins

830153

Entry Number

COUNCIL

This is to Certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance Number 55020 duly authenticated as passed this 18th day of April, 1983.

Mayor-Richard L. Berkley

City Clerk-M. Rachel Scheppers

This plat and survey of NORTHCREST EAST were executed by: Buford and Lutjen, Inc., 7107 NW Barry Road, Kansas City, Missouri 64152

We hereby certify that the information contained herein is true and accurate and that the regulations governing subdivision of land issued by Kansas City, Missouri, have been complied with in full.

By: Robert L. Buford, Jr., President

Date: 3-31-83