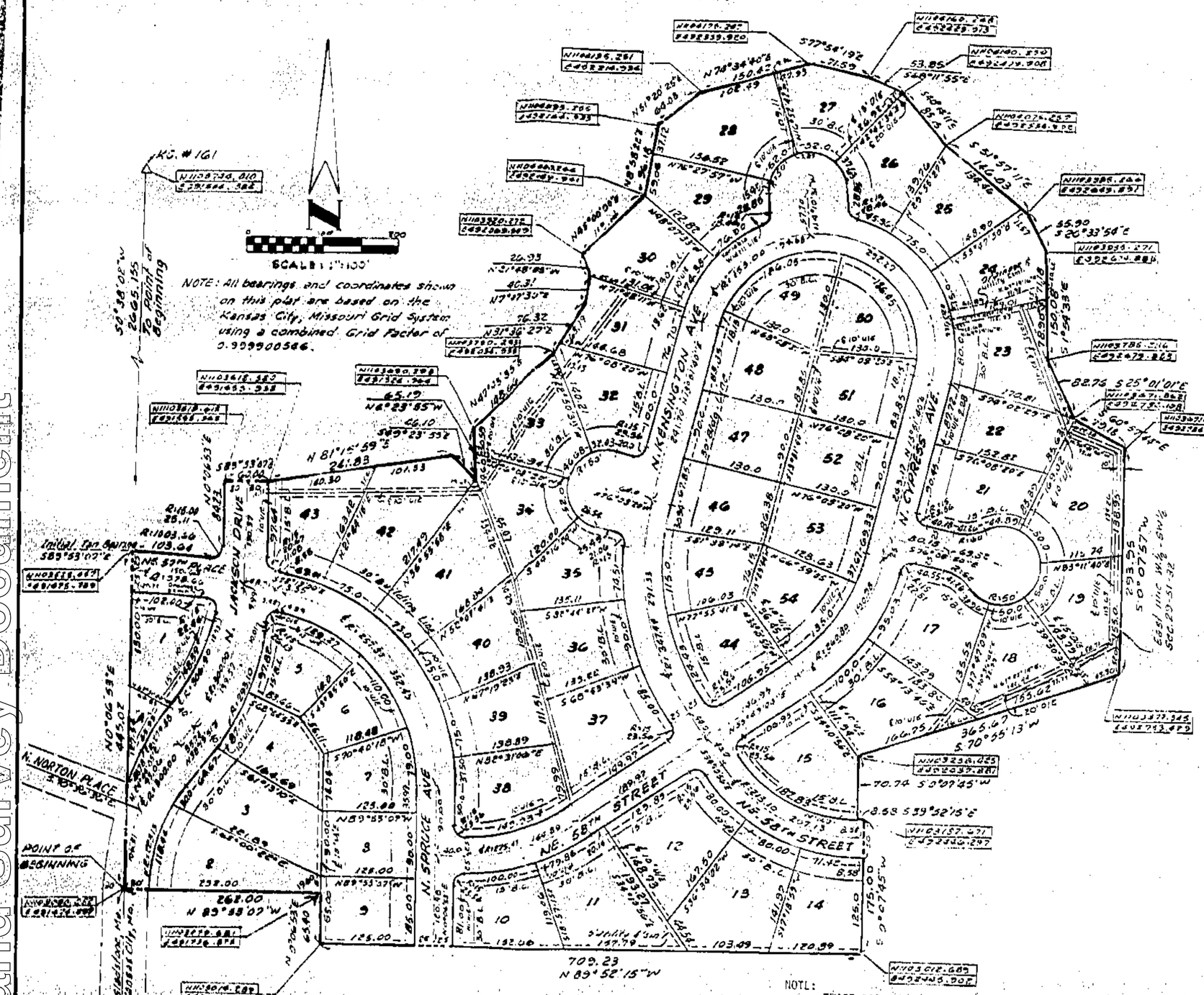
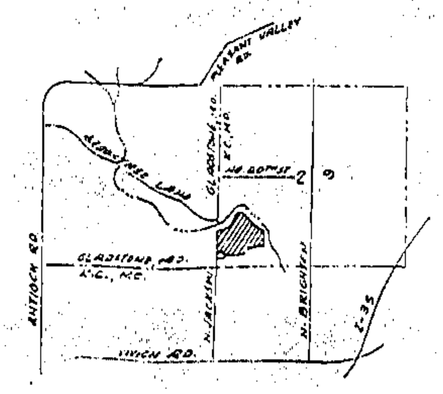
Clay County, Missouri
Land Survey Document

BROOKHILL - FIRST PLAT

E 65920 OCT 18 1983





LOCATION MAP

NOTE:

TRACT "A" is an unbuildable lot in itself, but will be conveyed to an owner of an adjacent lot at some time in the future.

NOTE:

A portion of North Jackson Avenue exists within the boundaries of the plat which is not within the configuartion of North Jackson Drive as shown on this plat; however, the developer is in the process of requesting vacation of same.

I hereby certify the details on this plat to be correct this 19th day of July, 1983.

Harold E. Rutherford, L.S.-294

AYLETT, RUTHERFORD & BUTSLER SURVEYING, INC.
7100-A NORTH OAK ST. TRAFFICWAY
GLADSTONE, MISSOURI 64118

SHEET 1 OF 2

DESCRIPTION:

This is a subdivision of all that part of the West one-half of the Southwest Quarter of Section 29, Township 51 North, Range 32 West in Kansas City, Clay County, Missouri, described as follows: Beginning at a point on the West line of the Southwest Quarter of said Section 29, said point being North 0 degrees 06 minutes 53 seconds East, a distance of 355.00 feet from the Southwest corner of said Section 29; thence North 0 degrees 06 minutes 53 seconds East along the West line of the Southwest Quarter of said Section 29, a distance of 445.02 feet; thence Easterly along a curve to the right, the initial tangent having a bearing of South 89 degrees 53 minutes 07 seconds East, having a radius of 1003.66 feet, an arc distance of 103.64 feet; thence Northeasterly along a curve to the left, tangent to the last described curve, having a radius of 15.00 feet, an arc distance of 25.11 feet; thence North 0 degrees 06 minutes 53 seconds East, a distance of 84.23 feet; thence South 89 degrees 53 minutes 07 seconds East, a distance of 60.00 feet; thence North 81 degrees 15 minutes 59 seconds East, a distance of 241.03 feet; thence South 49 degrees 23 minutes 55 seconds East, a distance of 46.10 feet; thence North 4 degrees 23 minutes 55 seconds West, a distance of 65.19 feet; thence North 47 degrees 43 minutes 35 seconds East, a distance of 148.66 feet; thence North 31 degrees 36 minutes 27 seconds East, a distance of 76.32 feet; thence North 7 degrees 07 minutes 30 seconds East, a distance of 40.31 feet; thence North 21 degrees 48 minutes 05 seconds West, a distance of 26.93 feet; thence North 45 degrees 00 minutes 00 seconds East, a distance of 113.14 feet; thence North 8 degrees 58 minutes 22 seconds East, a distance of 96.18 feet; thence North 51 degrees 20 minutes 25 seconds East, a distance of 64.03 feet; thence North 74 degrees 38 minutes 40 seconds East, a distance of 150.42 feet; thence South 77 degrees 54 minutes 19 seconds East, a distance of 71.59 feet; thence South 69 degrees 11 minutes 55 seconds East, a distance of 53.85 feet; thence South 40 degrees 14 minutes 11 seconds East, a distance of 89.15 feet; thence South 51 degrees 57 minutes 11 seconds East, a distance of 146.03 feet; thence South 26 degrees 33 minutes 56 seconds East, a distance of 55.90 feet; thence South 1 degrees 54 minutes 33 seconds East, a distance of 150.08 feet; thence South 25 degrees 01 minutes 01 seconds East, a distance of 82.75 feet; thence South 50 degrees 57 minutes 44 seconds East, a distance of 79.18 feet to a point on the East line of the West one-half of the Southwest Quarter of said Section 29; thence South 0 degrees 07 minutes 57 seconds West along the East line of the West one-half of the Southwest Quarter of said Section 29, a distance of 293.95 feet; thence South 70 degrees 55 minutes 13 seconds West, a distance of 365.07 feet; thence South 0 degrees 07 minutes 45 seconds West, a distance of 70.74 feet; thence South 89 degrees 52 minutes 15 seconds East, a distance of 8.58 feet; thence South 0 degrees 07 minutes 45 seconds West, a distance of 175.00 feet; thence North 89 degrees 52 minutes 15 seconds West, a distance of 709.23 feet; thence North 0 degrees 06 minutes 53 seconds East, a distance of 65.40 feet; thence North 89 degrees 53 minutes 07 seconds West, a distance of 262.00 feet to the Point of Beginning. The above described tract of land contains 22.47 acres more or less.

DEDICATION:

The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "BROOKHILL FIRST PLAT".

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 them upon, over, under and along the strips of land designated Utility Easement(U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easement 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 land 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 the written approval of either the Director of Public Works or the Director of the Water Department, where applicable.

STREETS:

Streets shown on this plat and not heretofore 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.

PARK LAND, In satisfaction of Section 31.32, Code of General Ordinances, 1973, as amended, shall be dedicated as part of Phase II, BROOKHILL, in accordance with the Preliminary Plat for the same as approved by Ordinance No. 54811, Passed March 11, 1983.

IN TESTIMONY WHEREOF: Mill Creek of Kansas, Inc. has caused these presents to be signed by its President, attested to by its Secretary and its Corporate Seal to be affixed this 19th day of July, 1983.

MILL CREEK OF KANSAS, INC.

Phil R. Acuff, President

John N. Acuff, Secretary

STATE OF ~~Missouri~~ Kansas
County of ~~Clay~~ Johnson } S.S.

On this 19th day of July, 1983, before me appeared Phil R. Acuff to me personally known who being by me duly sworn did say that he is President of Mill Creek of Kansas, Inc. and that the seal affixed to this instrument is the corporate seal of said Mill Creek of Kansas, Inc., and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and that said Phil R. Acuff acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: CARMEN J. RUSSELL NOTARY PUBLIC JOHNSON COUNTY, KANSAS My Appointment Expires 9-12-86

NOTARY PUBLIC: Carmen J. Russell
Carmen J. Russell
Print Name

CITY PLAN COMMISSION

APPROVED: MAY 8 1983

Chairman: Robert M. Lutz

Secretary: Richard E. Berkley

PUBLIC WORKS

APPROVED: July 26, 1983

City Engineer: Don D. Hurlbert

APPROVED: July 26, 1983

Director: Myron D. Calkins

ENTRY NO. 53420

2/15/94 9:19 Clay County Plats

Filed for Record this 18 day of Oct 1983 at 2:10 minutes P.M. and Recorded in Book 14 at Page 89-90
NOLA E. SLOBIDGE RECORDER
By: Mary Marchant

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. 55439 duly authenticated as passed this 28 day of September, 1983.

Mayor: Richard L. Berkley

City Clerk: E. Richard Brenneman

Declaration of Restrictions E 69871 filed 12-13-83 Book 1528 page 960

http://www.ClayCoGov.com