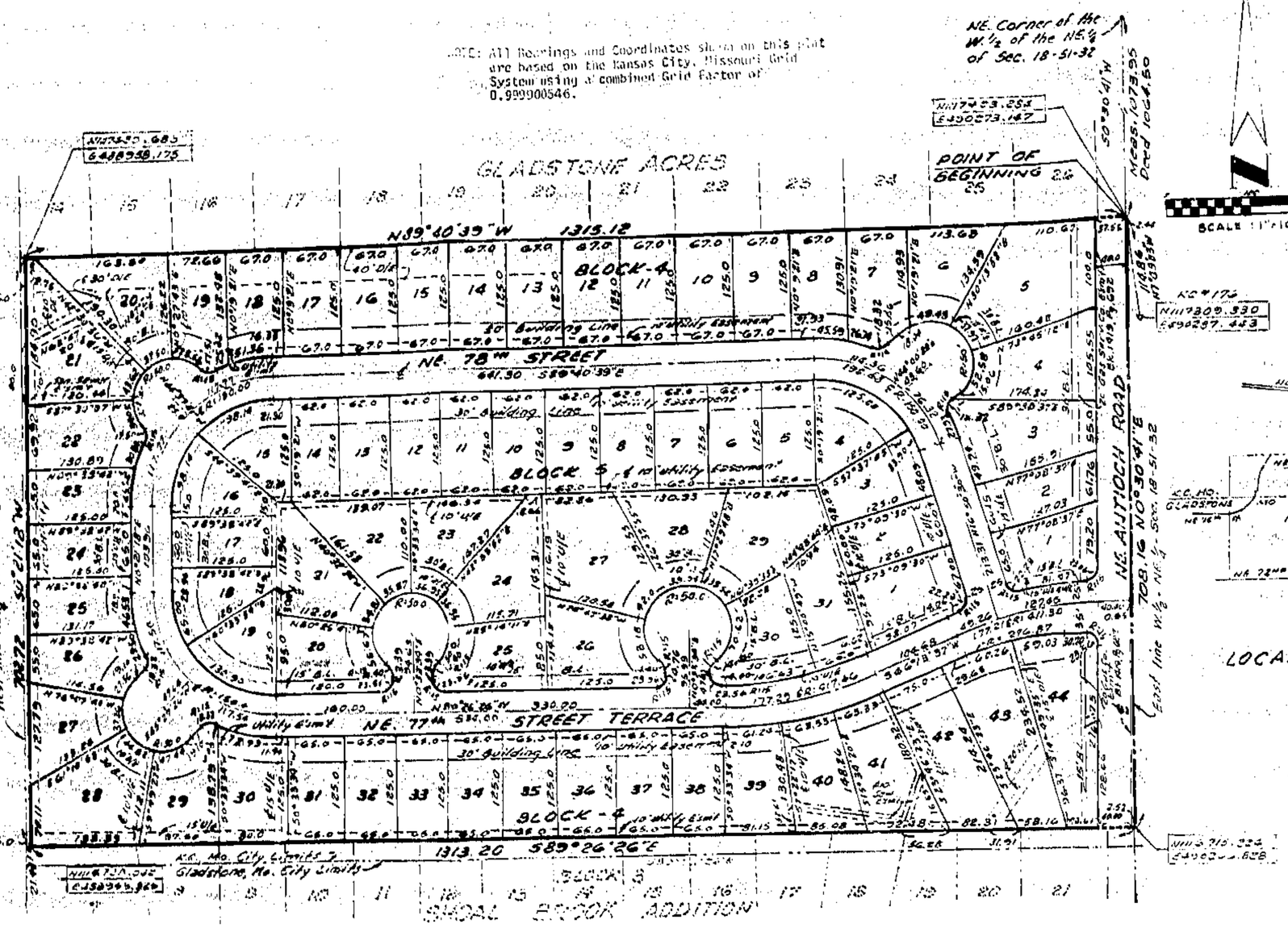
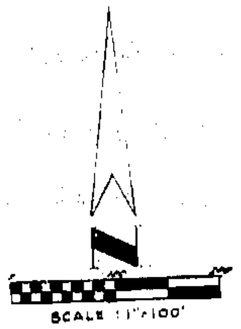
Clay County, Missouri
Land Survey Document

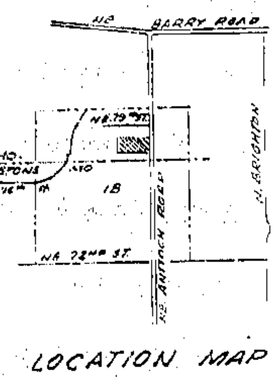
SHOAL BROOK SECOND ADDITION

E 59742
JUL 21 1983

NOTE: All Bearings and Coordinates shown on this plat are based on the Kansas City, Missouri Grid System using a combined Grid Factor of 0.999900546.







LOCATION MAP

DESCRIPTION:

This is a subdivision of all that part of the West One-half of the Northeast Quarter of Section 18, Township 51, Range 32, in Kansas City, Clay County, Missouri, described as follows: Beginning at a point on the East line of the West One-half of the Northeast Quarter of said Section 18, said point being South 0 degrees 20 minutes 41 seconds West, a distance of 1073.95 feet (Deeded 1064.5 feet) from the Northeast corner of the West One-half of the Northeast Quarter of said Section 18; thence North 89 degrees 40 minutes 39 seconds West along the South line of GLADSTONE ACRES, a subdivision of land in Kansas City, Clay County, Missouri, a distance of 1315.12 feet; thence South 0 degrees 21 minutes 15 seconds West, a distance of 702.72 feet to a point on the South line of SHOAL BROOK ADDITION, a subdivision of land partially in Kansas City, Clay County, Missouri and partially in the City of Gladstone, Clay County, Missouri; thence South 89 degrees 26 minutes 26 seconds East along the North line of said SHOAL BROOK ADDITION, a distance of 1313.20 feet to a point on the East line of the West One-half of the Northeast Quarter of said Section 18; thence North 0 degrees 30 minutes 41 seconds East along the East line of the West One-half of the Northeast Quarter of said Section 18, a distance of 709.16 feet to the Point of Beginning. Containing 21.202 acres more or less.

DEDICATION:

The undersigned proprietor of the tract of land described has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision and plat shall be known as "SHOAL BROOK SECOND ADDITION".

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 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 easements will be kept free from buildings and any other obstructions which will interfere with agents or 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 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 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.

The developer elects to pay the City of Kansas City, Missouri, a sum of Fourteen thousand Seven hundred Eighty Seven dollars and Sixty-three cents ($ 14,787.63) in lieu of required park land dedication for seventy-five (75) single family units pursuant to Section 31.[illegible], Code of General Ordinance, as amended.

IN TESTIMONY WHEREOF: City Homes, Inc. a corporation in the State of Missouri, has caused these presents to be signed by its President, attested by its Secretary and its corporate Seal to be affixed this 1st day of June, 1983.

CITY HOMES, INC.

Reed P. Byers, Pres.

ATTEST: Robert E. Hanneburg, Secretary

STATE OF MISSOURI
COUNTY OF CLAY } ss.

On this 1st day of June, 1983, before me appeared Reed P. Byers, to me personally known, who being by me duly sworn did say that he is President of City Homes, Inc., and that the seal affixed to this instrument is the corporate seal of said City Homes, Inc., and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and that said Reed P. Byers acknowledged said instrument to be the free act and deed of said corporation.

MARGARET SHEPPARD
NOTARY PUBLIC STATE OF MISSOURI
My Commission Expires August 14, 1983
MY COMMISSION EXPIRES AUG. 10 1983

Margaret Sheppard
Notary Public

MARGARET SHEPPARD
Print Name

CITY PLAN COMMISS

Approved FEB 1 1983

Chairman: Robert M. [illegible]

Secretary: Richard E. [illegible]

PUBLIC WORKS

Approved July 6 1983

City Engineer: Don D. Hurlbert

Approved 7-6-83

Director of Public Works: [illegible]

ENTRY NO. 933378

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. 55370 duly authenticated as passed this 7th day of July, 1983.

Mayor: Richard L. Berkley

City Clerk: E. Richard Brenneman

I certify that the details on this plat is correct this 27th day of May, 1983.

Harold T. [illegible]

2/13/84 5:44
Clay County
Plats

STREET GRADES

		ELEV.	
NE. 77th STREET TERRACE		165.49	
1349.35 feet West and North of the West line of NE Antioch Road	PVI	159.95	(50')
1259.35 feet West and North of the West line of NE Antioch Road	PVI	146.51	(120')
959.35 feet West of the West line of NE Antioch Road	PVI	165.41	(50')
709.35 feet West of the West line of NE Antioch Road	PVI	180.01	(120')
404.35 feet West of the West line of NE Antioch Road	PVI	175.59	(50')
309.35 feet West of the West line of NE Antioch Road	PVI	167.35	(120')
109.35 feet West of the West line of NE Antioch Road		171.72	
West line of NE Antioch Road			
East Cul-De-Sac		177.23	
North line of NE. 77th Street Terrace		179.49	
109.99 feet North of the North line of NE. 77th Street Terrace (back of curb)			
West Cul-De-Sac		166.96	
25 feet South of the North line of NE.77th Street Terrace	PVI	166.66	(20')
North line of NE. 77th Street Terrace		161.99	
108.63 feet North of the North line of NE. 77th Street Terrace (back of curb)			
NE. 78th STREET		166.49	
1238.70 feet North and West of the North line of NE. 77th Street Terrace	PVI	151.02	(50')
1148.70 feet North and West of the North line of NE. 77th Street Terrace	PVI	160.99	(50')
878.70 feet North and West of the North line of NE. 77th Street Terrace	PVI	181.43	(50')
528.70 feet North and West of the North line of NE. 77th Street Terrace	PVI	197.13	(120')
228.70 feet North and West of the North line of NE. 77th Street Terrace	PVI	167.80	(120')
53.70 feet North and West of the North line of NE. 77th Street Terrace		168.95	
North line of NE. 77th Street Terrace			

I certify that this was filed for Record this 21 day of June A.D. 1983 at 3 o'clock P.M. and recorded in Book 47 Page [illegible]
WM. E. SCHARFEGL Recorder
By Mary E. Moberly Deputy

AYLETT, RUTHERFORD & EUTSLER
SURVEYING, INC.
7103-A NORTH OAK ST. TRAFFICWAY
GLADSTONE, MISSOURI 64118

http://www.ClayCoGov.com