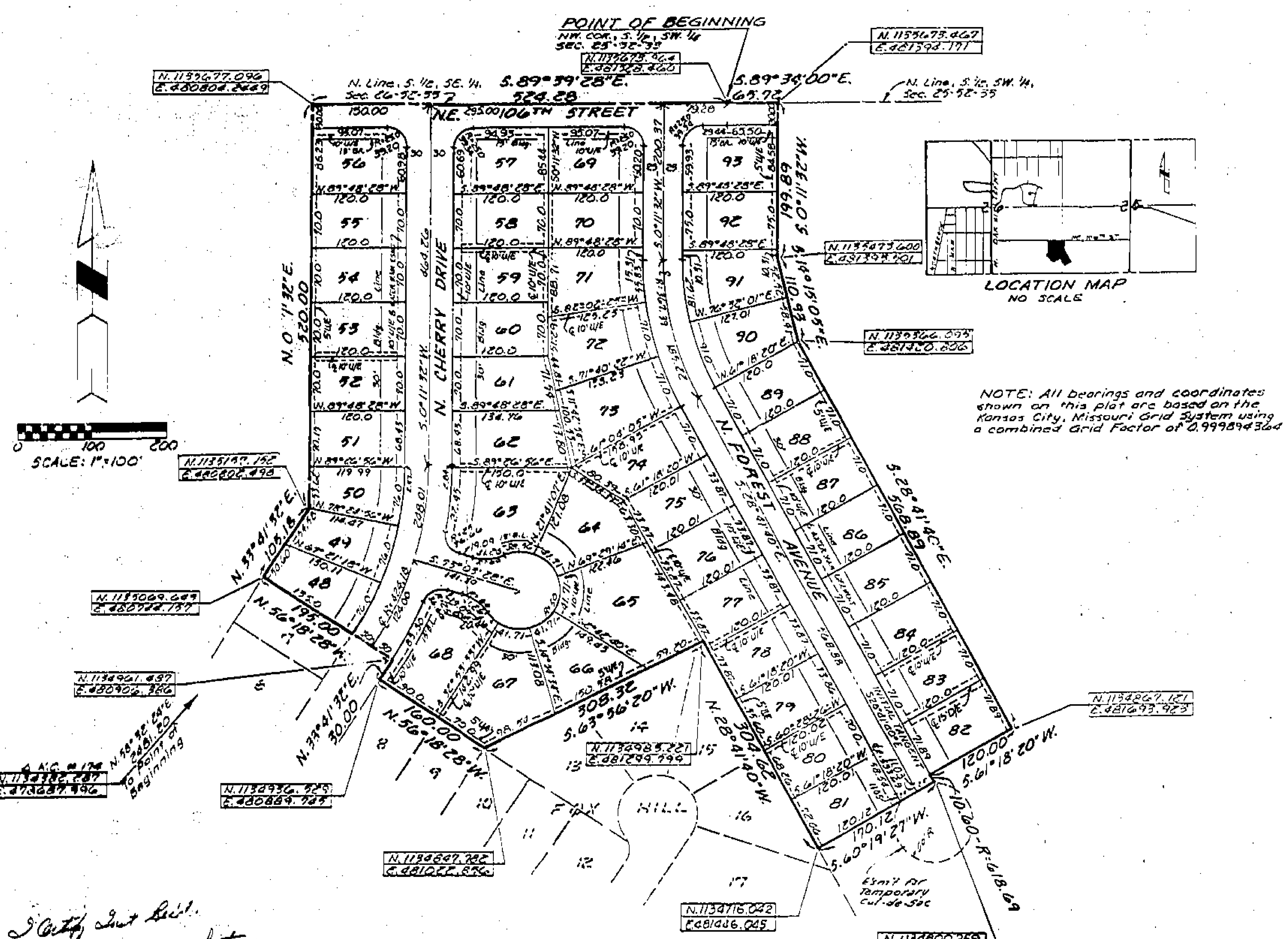
Clay County, Missouri
Land Survey Document

E 89695 SEP 21 1984

FOX HILL - SECOND PLAT

53668



DESCRIPTION:

This is a subdivision of all that part of the South one-half of the Southwest Quarter of Section 25 and the South one-half of the Southeast Quarter of Section 26, Township 52 North, Range 33 West, Kansas City, Clay County, Missouri, described as follows: Beginning at the Northwest corner of the South one-half of the Southwest Quarter of said Section 25; thence South 89 degrees 34 minutes 00 seconds East along the North line of the South one-half of the Southwest Quarter of said Section 25, a distance of 65.72 feet; thence South 0 degrees 11 minutes 32 seconds West, a distance of 199.89 feet; thence South 14 degrees 15 minutes 05 seconds East, a distance of 110.93 feet; thence South 28 degrees 41 minutes 40 seconds East, a distance of 568.89 feet; thence South 61 degrees 18 minutes 20 seconds West, a distance of 120.00 feet; thence Southeasterly along a curve to the left having an initial tangent of South 28 degrees 41 minutes 40 seconds East, having a radius of 618.69 feet, an arc distance of 10.60 feet; thence South 60 degrees 19 minutes 27 seconds West, a distance of 170.12 feet to a point on the Easterly line of Lot 16, FOX HILL, a subdivision of land in Kansas City, Clay County, Missouri; thence North 28 degrees 41 minutes 40 seconds West along the Easterly line of Lots 16 and 15 of said FOX HILL, a distance of 304.62 feet to the most Northerly corner of Lot 15 of said FOX HILL; thence South 63 degrees 56 minutes 20 seconds West along the Northwesterly line of Lots 15, 14 and 13 of said FOX HILL, a distance of 308.32 feet to the most Westerly corner of Lot 13 of said FOX HILL; thence North 56 degrees 18 minutes 28 seconds West along the Northeasterly line of Lots 9 and 8 of said FOX HILL, a distance of 160.00 feet to the most Northerly corner of Lot 8 of said FOX HILL; thence North 33 degrees 41 minutes 32 seconds East along the Southeasterly line of North Cherry Drive as said Street is now established, a distance of 30.00 feet; thence North 56 degrees 18 minutes 28 seconds West, along the Northeasterly line of Lot 7 of said FOX HILL and the Southeasterly prolongation thereof, a distance of 195.00 feet to the most Northerly corner of Lot 7 of said FOX HILL; thence North 33 degrees 41 minutes 32 seconds East, a distance of 105.18 feet; thence North 0 degrees 11 minutes 32 seconds East, a distance of 520.00 feet to a point on the North line of the South one-half of the Southeast Quarter of said Section 26; thence South 89 degrees 39 minutes 28 seconds East along the North line of the South one-half of the Southeast Quarter of said Section 26, a distance of 524.28 feet to the Point of Beginning. The above described tract of land contains 12.762 Acres more or less.

DEDICATION:

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

EASEMENTS:

An easement is hereby granted to Kansas City, Missouri, and to the utility companies franchised to operate in Kansas City, 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 easement (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 uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, 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 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 the Director of Public Works.

PARK LANDS: Park Land dedication requirements of Section 31.32, Subdivision Regulations has been satisfied by dedication of Park Land in the Plat of FOX HILL, Lots 1 thru 47.

STREETS: Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

BUILDING LINE: 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: NEW MARK DEVELOPMENT COMPANY, 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 25th day of May, 1984.

NEW MARK DEVELOPMENT COMPANY, INC.

Germain Morgan (signature)
Germain Morgan, President

Chester A. Wittwer (signature)
Chester A. Wittwer, Secretary

STATE OF MISSOURI)
COUNTY OF CLAY) s.s.

On this 25th day of May, 1984, before me appeared Germain Morgan to me personally known who being by me duly sworn did say that he is President of New Mark Development Company, Inc., and that the seal affixed to this instrument is the corporate seal of said New Mark Development Company, Inc., and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and that said Germain Morgan 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, the day and year last above written.

My Commission Expires: August 10, 1984

Beth A. Ackerman (signature)
Notary Public
Beth A. Ackerman
Print Name

BETH A. ACKERMAN
Commissioned in Clay County, Mo.
Commission Expires August 10, 1984

10/5/84 9?? Clay County update

CITY PLAN COMMISSION

Approved: DEC 20 1983

Chairman: Robert N. Lutz

Richard E. Duncan (signature)
Secretary: Richard E. Duncan

PUBLIC WORKS

Approved: 6-18-84
Charles E. [illegible] (signature)
for City Engineer: Ron [illegible]

Approved: 6/18/84
George E. [illegible] (signature)
Director [illegible]

Entry [illegible]

Declaration of Restrictions E 89698 filed 9-21-84 Book 1574 page 143

I hereby certify the details on this plat to be correct this 23rd day of May, 1984.

Harold E. Rutherford (signature)
Harold E. Rutherford, L.S.-204

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. 56668 duly authenticated as passed this 28th day of June, 1984.

E. Richard Brenneman (signature)
E. Richard Brenneman, City Clerk

Richard L. Berkley (signature)
Richard L. Berkley, Mayor

STREET GRADES

		ELEV.	V.C.
North Cherry Drive			
150.00 feet North of North line of NE. 104th Terrace		303.45	
237.27 feet North of North line of NE. 104th Terrace	PVI	306.27	10'
362.27 feet North of North line of NE. 104th Terrace	PVI	313.60	75'
220.00 feet South of South line of NE. 106th Street	PVI	320.00	0
20.00 feet South of South line of NE. 106th Street	PVI	332.40	
5.00 feet North of North line of NE. 106th Street		332.30	
North Cherry Drive (Cul-de-Sac)			
East line of North Cherry Drive		307.92	
45.00 feet East of East line of North Cherry Drive	PVI	307.02	30'
155.29 feet East of East line of North Cherry Drive		318.05	
North Forest Avenue			
935.49 feet South of South line of NE. 106th Street		315.70	
595.00 feet South of South line of NE. 106th Street	PVI	319.10	160'
195.00 feet South of South line of NE. 106th Street	PVI	340.46	140'
30.00 feet South of South line of NE. 106th Street	PVI	334.45	25'
South line of NE. 106th Street		335.05	
NE. 104th STREET			
125.00 feet West of west line of North Cherry Drive		333.25	
25.00 feet West of west line of North Cherry Drive	PVI	331.01	100'
45.00 feet West of West line of North Forest Avenue	PVI	342.01	175'
120.00 feet East of East line of North Forest Avenue		327.65	

I Certify that [illegible]
Filed for record this 21 day of Sept A.D. 19 84 at [illegible] o'clock [illegible] minutes [illegible] M and recorded in book 20 at page 46.
Wm. A. Eldridge, Recorder
By Mary [illegible] Deputy

AYLETT, RUTHERFORD & EUTSLER SURVEYING, INC.
7100-A NORTH OAK STREET TRAFFICWAY
GLADSTONE, MISSOURI 64118 PH. 436-0732

http://www.ClayCoGov.com