Clay County, Missouri
Land Survey Document

E 86939 AUG 15 1984

HIGHLAND VIEW
FOURTH PLAT

This is a subdivision of all that part of the Northeast Quarter (NE 1/4) of Section 11, and the Northwest Quarter (NW 1/4) of Section 12, all in Township 51, Range 33, in Kansas City, Clay County, Missouri, and all more particularly described as follows: Beginning at the Southwest corner of Tract C-1, HIGHLAND VIEW, THIRD PLAT, being also the Northwest corner of Lot 1, Block 4, AMENDED FIRST PLAT, HIGHLAND VIEW, both subdivisions of land in said City, County and State, according to the recorded plats thereof; thence North 0°18'01" East, along the West line of said Tract C-1, 226.00 feet to the Northwest corner thereof, being also a point on the Southerly line of Northeast 85th Street Terrace, as now established; thence South 63°21'08" West, along said Southerly line, 3.80 feet; thence Southwesterly along said Southerly line, being a curve to the right, from the last described course as a tangent, having a radius of 1589.01 feet, and a central angle of 2°04'36", a distance of 57.59 feet; thence North 27°45'01" West, along the Southerly prolongation of and the Westerly line of Lot 22, Block 17, HIGHLAND VIEW, THIRD PLAT, a distance of 145.25 feet to the most Westerly corner of said Lot 22; thence North 79°00'42" West, along the Southerly line of Lot 23, Block 17, HIGHLAND VIEW, THIRD PLAT, a distance of 78.44 feet to the most Westerly corner of said Lot 23; thence South 73°22'52" West, along the Southerly line of Lots 26 and 27, Block 17, HIGHLAND VIEW, THIRD PLAT, a distance of 217.30 feet to the Southwest corner of said Lot 27; thence North 28°10'01" West, along the Westerly line of Lots 27, 28 and 29, Block 17, HIGHLAND VIEW, THIRD PLAT, a distance of 270.12 feet to the most Westerly corner of said Lot 29; thence North 61°19'24" East along the Northerly line of said Lot 29, a distance of 29.45 feet to the most Southerly corner of Lot 30, Block 17, HIGHLAND VIEW, THIRD PLAT; thence North 26°18'20" West, along the Westerly line of said Lot 30, a distance of 122.00 feet to the most Westerly corner of said Lot 30, being also a point on the Southerly line of Northeast 86th Street, as now established; thence North 28°01'51" West, 50.11 feet to a point on the Northerly line of said Northeast 86th Street, being also the Southerly line of Lot 16, Block 6, HIGHLAND VIEW, THIRD PLAT; thence Westerly along said Southerly line of said Lot 16, Block 6, and its Westerly prolongation, being a curve to the right, the initial tangent of which bears South 65°53'23" West, having a radius of 630 feet, and a central angle of 25°14'45", a distance of 277.60 feet; thence Westerly, Northwesterly and Northerly along a curve to the right, having a common tangent with the last described curve, a radius of 15 feet, and a central angle of 89°15'13", a distance of 23.37 feet; thence North 0°23'21" East, tangent to the last described curve, a distance of [illegible] feet to the Southwest corner of Lot 15, Block 6, HIGHLAND VIEW, SECOND PLAT, a subdivision in said City, County and State, according to the recorded plat thereof; thence North 89°40'29" West (North 89°41'47" West, platted), along the prolongation West of the South line of said Lot 15, a distance of 50.[illegible] feet to the Southeast corner of Lot 18, Block 5, HIGHLAND VIEW, SECOND PLAT; thence South 0°23'21" West, 10.35 feet; thence Southerly, Southwesterly and Westerly along a curve to the right, from the last described course as a tangent, having a radius of 15 feet, and a central angle of 90°12'40", a distance of 23.72 feet; thence Westerly along a curve to the right, having a common tangent with the last described curve, a radius of 630 feet, and a central angle of 8°42'04", a distance of 95.67 feet; thence North 73°23'13" West, and not tangent to the last described curve, a distance of 15.16 feet to the Southwest corner of Lot 18, Block 5, HIGHLAND VIEW, SECOND PLAT, being also the Southeast corner of Lot 48, HILLSIDE PLAZA, a subdivision in said City, County and State, according to the recorded plat thereof; thence South 0°23'21" West (South 0°03'40" West, platted), along the prolongation South of the East line of said Lot 48, and the East line of Lot 20, HILLSIDE PLAZA, a distance of 133.47 feet (133.02 feet, platted) to the Southeast corner of said Lot 20, HILLSIDE PLAZA, being also the Northeast corner of Lot 3, ROBIN HILL, a subdivision in said City, County and State, according to the recorded plat thereof; thence continuing South 0°23'21" West (South 0°20'29" West, platted), along the East line of said Lot 3, ROBIN HILL, its prolongation South, and the East line of Lot 1, ROBIN HILL, a distance of 759.10 feet; thence South 89°40'29" East, parallel with the North line of the Northeast Quarter of said Section 11, a distance of 575.72 feet (577.84 feet, deeded) to a point on the West line of a tract conveyed to Unity Christ Temple, Inc. by deed recorded January 3, 1963, as Document No. B-61355 in Book 771 at page 447; thence North 0°18'01" East, along the West line of said Church tract, 8.04 feet to the Northwest corner thereof; thence South 88°48'00" East, along the North line of said Church tract, 300 feet to the Northeast corner thereof; thence South 0°18'01" West, along the East line of said Church tract, 3.46 feet; thence South 89°40'29" East, parallel with the North line of Northeast Quarter of said Section 11, a distance of 174.86 feet to a point on the West line of Lot 1, Block 4, said AMENDED FIRST PLAT HIGHLAND VIEW; thence North 0°18'01" East (North 0°10'05" East, platted), along said West line, and the West line of Lots 2, 3 and 4, said Block 4, a distance of 232.98 feet to the point of beginning. Containing 17.252 Acres, more or less.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "HIGHLAND VIEW, FOURTH PLAT".

The street, terrace, avenue and court shown on this plat, and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

Building lines are hereby established as shown on this plat, and no building, or portion thereof, shall be built between this line and the street line.

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.

The land shown and designated hereon as Tract C-2 be and the same is hereby devoted for park and recreation purposes as approved by the Board of Park and Recreation Commissioners by Resolution No. 19923, adopted November 8, 1983. Said dedication is pursuant to Section 31.32, Code of General Ordinances, as amended, and in accordance with the terms and conditions of Ordinance No. 47973 passed July 7, 1977.

The lands herein platted as Tract C-2 lie partially within an area identified by the Federal Insurance Administration as being within a flood hazard area as designated by their boundary maps, and would be subject to the resolution of Kansas City, Missouri, Number 41224, adopted May 26, 1972, and would also be subject to the provisions of Chapter X - Federal Insurance Administration, Subchapter B - National Flood Insurance Program for eligibility thereof.

In testimony whereof, Gary Development Co., Inc., has by authority of its Board of Directors, caused these presents to be signed by its President, attested by its Secretary, and its corporate seal to be hereto affixed this 2nd day of April, 1984.

GARY DEVELOPMENT CO., INC.

James B. Gary, Jr., President

Stella G. Gary
Secretary

STATE OF MISSOURI
COUNTY OF JACKSON } SS.

Be it remembered that on this 2 day of April, 1984, before me a notary Public, appeared James B. Gary, Jr., to me personally known, who being by me duly sworn, did say that he is President of Gary Development Co., Inc., a Missouri corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said James B. Gary, Jr., 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 in my office the day and year last above written.

My commission expires 9/19/87

Sign
Print Name
Notary Public in and for said County and State

CITY PLAN COMMISSION

Approved 10-4-83

Chairman - Robert R. Lutz

Secretary - Richard E. Duncan

PUBLIC WORKS DEPARTMENT

Approved May 2, 1984

City Engineer - Don D. Hurlbert

Approved 5-2-84

Director - Myron D. Calkins

Entry No. 840210

COUNCIL

This is to certify that the within plat was submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. 56491 duly authenticated as passed this 10th day of May, 1984.

Mayor - Richard L. Berkley

City Clerk - E. Richard Brenneman

Third Amended Declaration of Restrictions E 86940 filed 8-15-84 Book 1568 page 111

Third Amended Homes Association Declaration E 86941 filed 8-15-84 Book 1568 page 116

I certify instrument received
Filed for Record this 15 day of Aug A.D. 1984, 9 o'clock 53 minutes AM
and Recorded in Book 30 at Page 34-35
WM. L. ELDRIDGE, Recorder
By Mary E. Moberly, Deputy

I HEREBY CERTIFY THE DETAILS OF THIS PLAT TO BE CORRECT THIS 30th DAY OF [illegible], 1984

W.M. SPANN JR., L.S. 19, SURVEYOR

12/5/89 9711 Clay County update

SHEET 1 OF 2 SHEETS

http://www.ClayCoGov.com