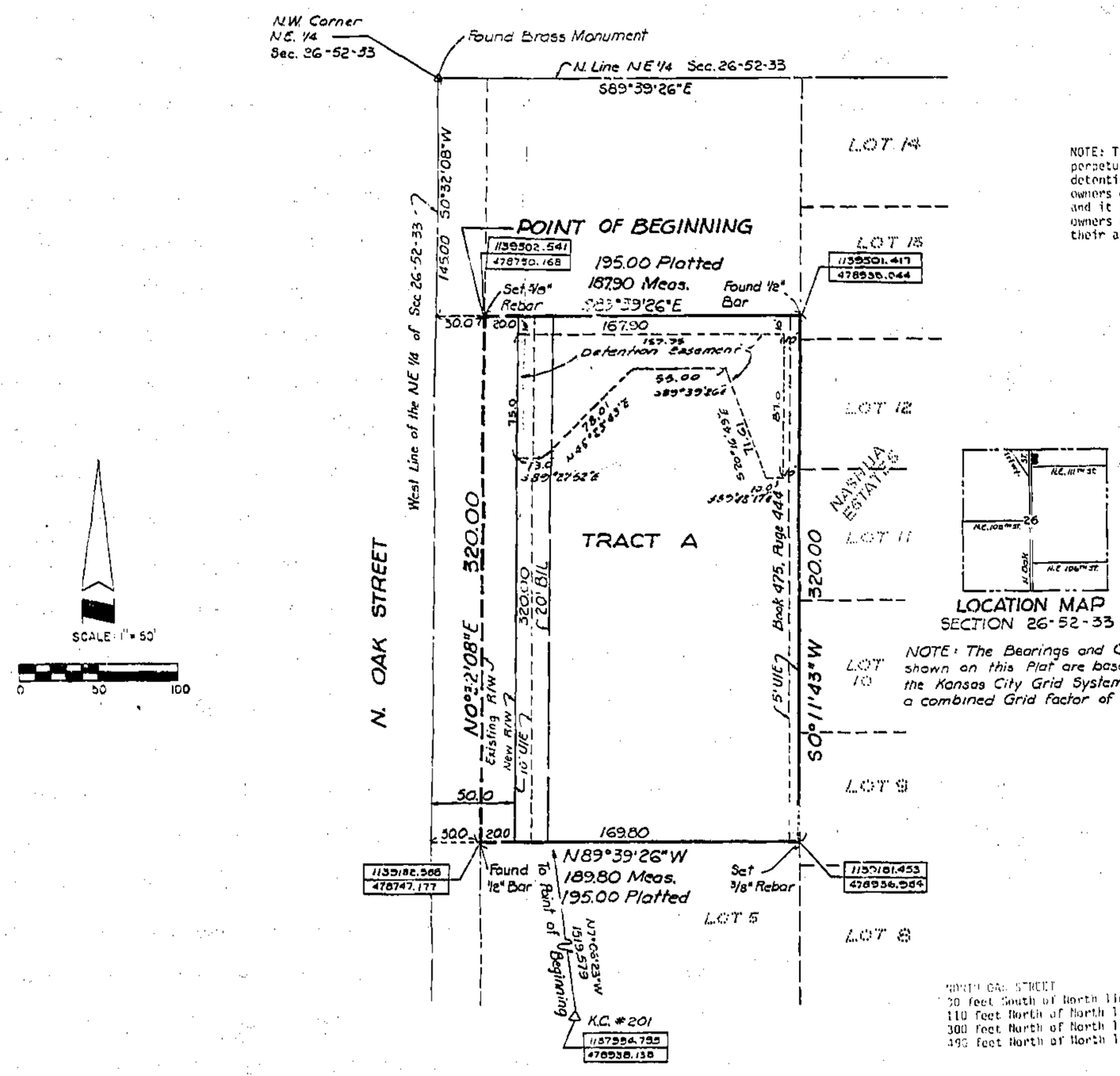
F 22607 58725

DED 16 1985

SPLIT OAK MALL

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



NOTE: The detention easement shall be perpetually reserved for storm water detention. It shall be owned by the owners of Tract "A", SPLIT OAK MALL and it shall be maintained by the owners of Tract "A", SPLIT OAK MALL, their assigns and/or heirs.

LOCATION MAP
SECTION 26-52-33

NOTE: The Bearings and Coordinates shown on this Plat are based upon the Kansas City Grid System using a combined Grid Factor of 0.999894364

STREET GRADES

		ELEV.	VCT
NORTH OAK STREET		320.21	
20 feet South of North line of N.E. 111th Street	PVI	321.61	(140')
110 feet North of North line of N.E. 111th Street	PVI	318.49	(50')
300 feet North of North line of N.E. 111th Street		316.59	

DESCRIPTION:
THIS is a subdivision and resurvey of all of Lots 1, 2, 3, and 4, NASHUA ESTATES, a subdivision of land in Kansas City, Clay County, Missouri, described as follows: Commencing at the Northwest corner of the Northeast Quarter of Section 26, Township 52 North, Range 33 West, Kansas City, Clay County, Missouri; thence South 0 degrees 32 minutes 08 seconds West along the West line of the Northeast Quarter of said Section 26, a distance of 145.00 feet; thence South 89 degrees 39 minutes 26 seconds East and parallel with the North line of the Northeast Quarter of said Section 26, a distance of 30.00 feet to the Northwest corner of Lot 1 of said NASHUA ESTATES, said point being the Point of Beginning of the tract of land herein to be described; thence South 89 degrees 39 minutes 26 seconds East along the North line of said Lot 1, a distance of 187.90 feet (Platted 195.00 feet) to a point on the West line of Lot 12 of said NASHUA ESTATES as said line is now monumented; thence South 0 degrees 11 minutes 33 seconds West along the West line of Lots 8, 10, 11, 12 and 13, of said NASHUA ESTATES, a distance of 320.00 feet to the Northeast corner of Lot 5 of said NASHUA ESTATES; thence North 89 degrees 39 minutes 26 seconds West along the North line of Lot 5 of said NASHUA ESTATES, a distance of 189.80 feet (Platted 195.00 feet) to the Northwest corner of Lot 5 of said NASHUA ESTATES; thence North 0 degrees 32 minutes 08 seconds East along the West line of Lots 1, 2, 3 and 4 of said NASHUA ESTATES and parallel with the West line of the Northeast Quarter of said Section 26, a distance of 320.00 feet to the Point of Beginning. The above described tract of land contains 1.337 Acres more or less.

DEDICATION:
The undersigned proprietors 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 "SPLIT OAK MALL".

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 purposes and specifically there shall not be built thereon nor 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 entering 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.

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.

IN TESTIMONY WHEREOF: The undersigned proprietors have hereunto set their hands this 12 day of September, 1985.

Donald S. Colley — Doris L. Colley

STATE OF MISSOURI)
COUNTY OF CLAY) S.S.

On this 12 day of September, 1985, before me the undersigned notary public personally appeared Donald S. Colley and Doris L. Colley husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri, on the day and year last above written.

COMM. EXPIRES
My Commission Expires: 4-27-89

Barbara J. Ballard — Barbara J. Ballard, Notary Public

CITY PLAN COMMISSION
Approved: November 6, 1984
Chairman: THOMPSON C. NELSON
Secretary: Richard E. Duncan

PUBLIC WORKS
Approved: Oct. 14, 1985
City Engineer: DON D. HURLBERT

Approved: 10-14-85
Director of Public Works: HYRON M. CARTINS
ENTRY NO. 850716

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. 58722 and duly authenticated as passed this 21 day of November, 1985.

Mayor: RICHARD L. BERKLEY — City Clerk: E. RICHARD GREENEMAY

I hereby certify the details on this plat to be correct this 31st day of July, 1985.

Harold E. Rutherford, L.S. 2294

AYLETT, RUTHERFORD & EUTSLER SURVEYING, INC.
7100-A NORTH OAK STREET TRAFFICWAY
GLADSTONE, MISSOURI 64116

I certify that I have filed for record this 16 day of Dec A.D. 1985 at 11 o'clock A.M. and recorded in book 21 page 39
RUTH E. ELDRIDGE RECORDER
By Mary Manert Deputy

2/19/86 gm
Plat Book 21

Clay County, Missouri Land Survey Document
http://www.ClayCoGov.com