Clay County, Missouri
Land Survey Document

467

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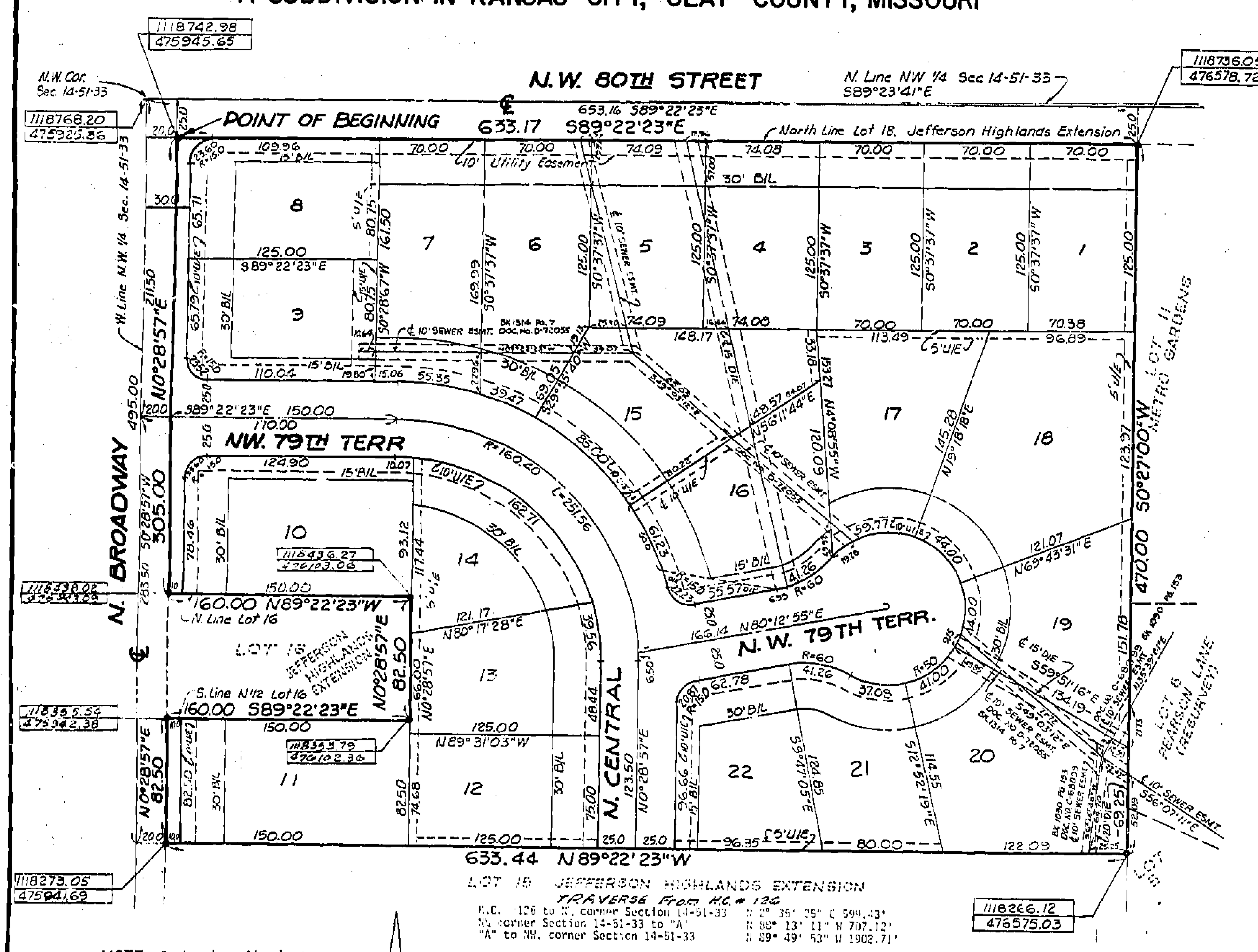
58744

JEFFERSON OAKS

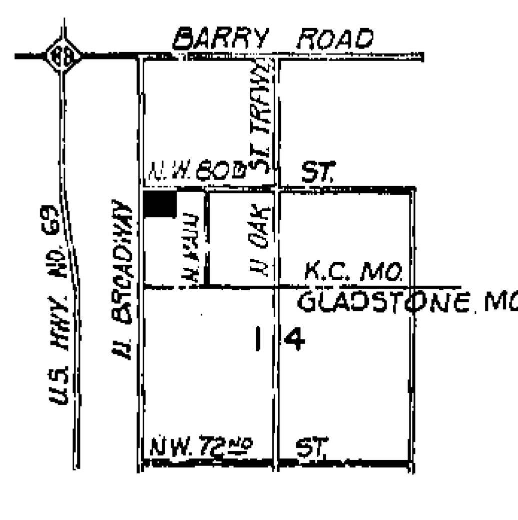
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



NOTE: The bearings and coordinates shown on this plat are based upon the Kansas City, Missouri Grid System using a combined Grid Factor of .999899147

AYLETT, RUTHERFORD & EUTSLER SURVEYING, INC.
7200 N. GRAND
GLADSTONE, MISSOURI 64118
Phone: 436-0732

2/19/86 9m
Plat Book 21



SEC. 14-51-33
LOCATION MAP

STREET GRADES

		ELEVATIONS	VC
NORTH CENTRAL			
209.94 feet South of South line NW. 79th TERR. cul-de-sac		237.49	
134.94 feet South of South line NW. 79th TERR. cul-de-sac	PVI	242.74	(75.0')
50.00 feet North and West of North line NW. 79th Terr. cul-de-sac	PVI	238.05	(125.0')
NW. 79th TERR. CUL-DE-SAC			
175.00 feet East of East line No. Central		225.68	
150.00 feet East of East line NO. Central	PVI	226.15	(25.0')
40.00 feet East of East line No. Central	PVI	237.18	(40.0')
East line of No. Central		239.18	
NW. 79th TERR.			
24.90 feet South of South line NW. 79th TERR. cul-de-sac		240.54	
310.00 feet South and East of East line No. Broadway	PVI	238.03	(125.0')
45.00 feet South and East of East line No. Broadway	PVI	260.50	(50.0')
5.00 feet West of East line No. Broadway		261.50	

DESCRIPTION:
This is a subdivision and resurvey of Part of Lot 16 and all of Lots 17 and 18, JEFFERSON HIGHLANDS EXTENSION, a subdivision of land in Kansas City, Clay County, Missouri, all of which is more particularly described as follows: Commencing at the Northwest corner of Section 14, Township 51 North, Range 33 West, in Kansas City, Clay County, Missouri; thence South 89 degrees 22 minutes 23 seconds East along the North line of the Northwest Quarter of said Section 14, a distance of 20.00 feet; thence South 0 degrees 28 minutes 57 seconds West and parallel with the West line of the Northwest Quarter of said Section 14, a distance of 25.00 feet to the Northwest corner of Lot 18 of said JEFFERSON HIGHLANDS EXTENSION, said point being the Point of Beginning of the tract of land herein to be described; thence South 89 degrees 22 minutes 23 seconds East along the North line of Lot 18 of said JEFFERSON HIGHLANDS EXTENSION, a distance of 633.17 feet to the Northwest corner of Lot 11, METRO GARDENS, a subdivision of land in Kansas City, Clay County, Missouri; thence South 0 degrees 27 minutes 00 seconds West along the West line of Lot 11 of said METRO GARDENS and the West line of Lots 5 and 6, PEARSON LANE RESURVEY, a subdivision of land in Kansas City, Clay County, Missouri, a distance of 470.00 feet to the Northeast corner of Lot 15 of said JEFFERSON HIGHLANDS EXTENSION; thence North 89 degrees 22 minutes 23 seconds West along the North line of Lot 15 of said JEFFERSON HIGHLANDS EXTENSION, a distance of 633.44 feet to the Northwest corner of Lot 15 of said JEFFERSON HIGHLANDS EXTENSION; thence North 0 degrees 28 minutes 57 seconds East along the West line of Lot 16 of said JEFFERSON HIGHLANDS EXTENSION, a distance of 82.5 feet to the Southwest corner of the North One-half of Lot 16 of said JEFFERSON HIGHLANDS EXTENSION; thence South 89 degrees 22 minutes 23 seconds East along the South line of the North One-half of Lot 16 of said JEFFERSON HIGHLANDS EXTENSION, a distance of 160.00 feet; thence North 0 degrees 28 minutes 57 seconds East and parallel with the West line of Lot 16 of said JEFFERSON HIGHLANDS EXTENSION, a distance of 82.50 feet to a point on the North line of Lot 16 of said JEFFERSON HIGHLANDS EXTENSION; thence North 89 degrees 22 minutes 23 seconds West along the North line of Lot 16 of said JEFFERSON HIGHLANDS EXTENSION, a distance of 160.00 feet to the Northwest corner of Lot 16 of said JEFFERSON HIGHLANDS EXTENSION; thence North 0 degrees 28 minutes 57 seconds East along the West line of Lots 17 and 18 of said JEFFERSON HIGHLANDS EXTENSION, a distance of 305.00 feet to the Point of Beginning.
The above described tract of land contains 6.53 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 "JEFFERSON OAKS".

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.

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.

PARK LAND: The developers elect to pay the City of Kansas City, Missouri a sum of Four Thousand Six Hundred and One Dollars and Seventy Seven Cents ($4,601.77) in lieu of required park land dedication for Twenty-two (22) single family units pursuant to Section 31.32, Code of General Ordinances, as amended.

IN TESTIMONY WHEREOF: The undersigned proprietors have hereunto set their hands this 11th day of November, 1985.

Lawrence D. Davis — Wrenfrey Ballance — Dean R. Chester
Holly J. Davis — Barbara Ballance — Rhonda S. Chester

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

On this 11th day of November, 1985, before me the undersigned Notary Public personally appeared Lawrence D. Davis and Holly J. Davis, husband and wife and Dean R. Chester and Rhonda S. Chester, husband and wife and Wrenfrey Ballance and Barbara Ballance, 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.

My Commission Expires: DIANA J. AYLETT Notary Public - State of Missouri Commissioned in Clay County My Commission Expires Oct. 29, 1987

Diana J. Aylett
NOTARY PUBLIC

Diana J. Aylett
PRINT NAME

CITY PLAN COMMISSION

Approved: Thompson C. Nelson
FEB 19 1985
Chairman: THOMPSON C. NELSON

Secretary: Richard E. Duncan

I certify Inst Recd
Filed for Record the 17 day of Jan A.D. 1985 ... 21 ... 44
Mary Manard

PUBLIC WORKS

Approved: Nov. 13, 1985
City Engineer: Don D. Hurlbert
Approved: 11-13-85
Director of Public Works

ENTRY No.: 850732

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. 58792 duly authenticated as passed this 27th day of November, 1985.

MAYOR PRO-TEM
Mayor: Richard L. Berkley

City Clerk: E. Richard Brenneman

STREET GRADES

NW. 80th Street:
Ordinance Grades on NW. 80th Street were previously established by Ordinance No. 27648, passed June 8, 1962.

NORTH BROADWAY:
Ordinance grades on No. Broadway were previously established by Ordinance No. 30308, passed August 16, 1964.

I hereby certify: that the plat of JEFFERSON OAKS subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivision to the best of my professional knowledge and belief.

DATE: 11/12/85

Harold E. Rutherford, LS-294

http://www.ClayCoGov.com