Clay County, Missouri
Land Survey Document

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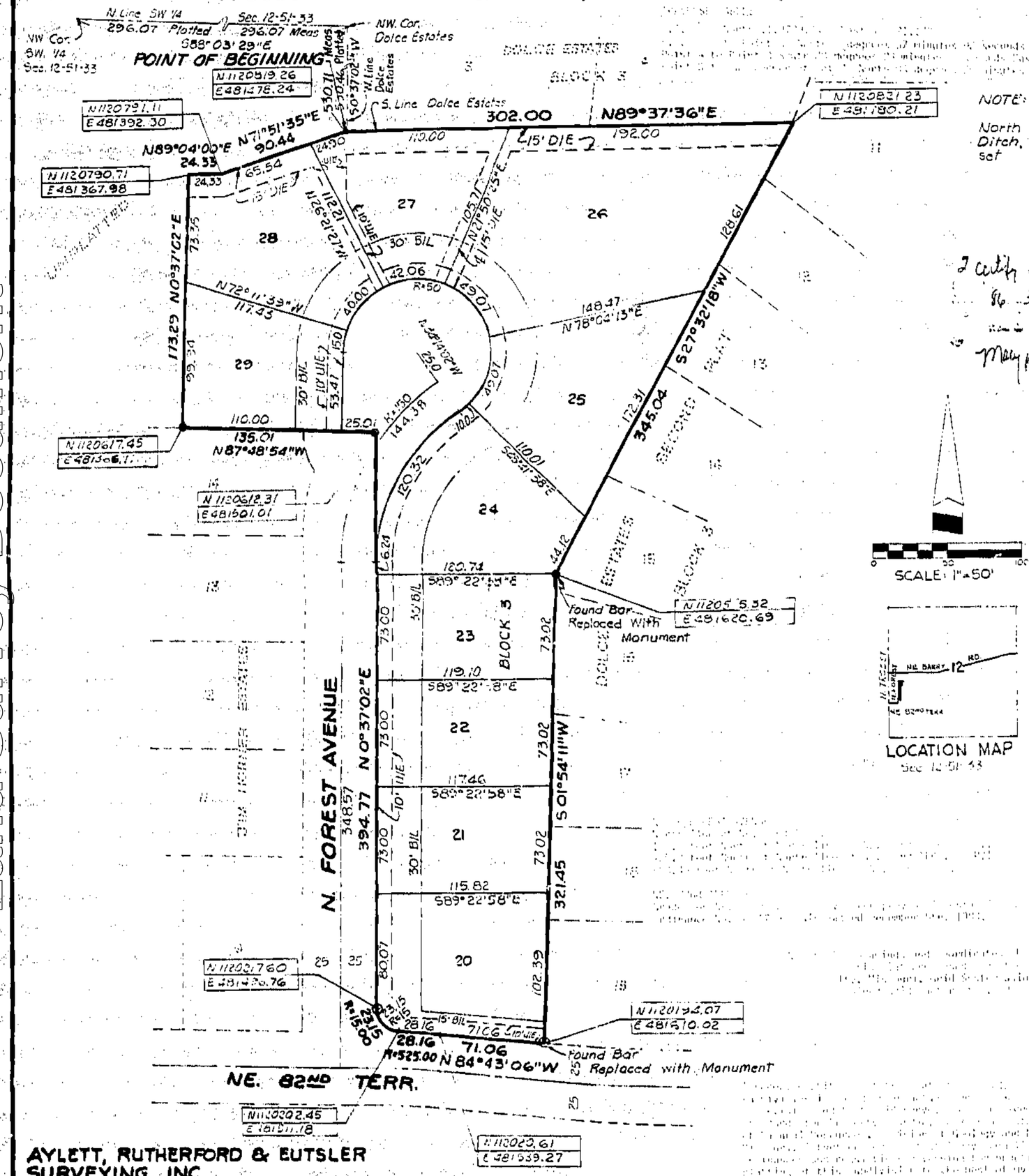
MAY 9 1986 F 34905

DOLCE ESTATES — THIRD PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



I certify that this is a true and correct copy of the original on file in the Office of the Jackson County, Missouri Recorder of Deeds
Mary Marchant

59891

DESCRIPTION: This is a subdivision of all that part of the Southwest Quarter of Section 12, Township 51 North, Range 33 West, Kansas City, Clay County, Missouri, described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 12; thence South 88 degrees 03 minutes 29 seconds East along the North line of the Southwest Quarter of said Section 12, a distance of 296.07 feet; thence South 0 degrees 37 minutes 02 seconds West along the West line of DOLCE ESTATES, a subdivision of land in Kansas City, Clay County, Missouri, a distance of 530.71 feet to the Southwest corner of Lot 3, Block 3 of said DOLCE ESTATES, said point being the Point of Beginning of the tract of land herein to be described; thence North 89 degrees 37 minutes 36 seconds East along the South line of Lots 3 and 4, Block 3 of said DOLCE ESTATES, a distance of 302.00 feet to the Southeasterly corner of Lot 4, Block 3 of said DOLCE ESTATES; thence South 27 degrees 32 minutes 18 seconds West along the Northwesterly line of Lots 11 thru 15, DOLCE ESTATES-SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri, a distance of 345.04 feet to an angle point on the Northerly line of Lot 15, of said DOLCE ESTATES-SECOND PLAT; thence South 1 degree 54 minutes 11 seconds West along the Northerly line of Lots 15 thru 19 of said DOLCE ESTATES-SECOND PLAT, a distance of 321.45 feet to the Southwesterly corner of Lot 19 of said DOLCE ESTATES-SECOND PLAT; thence North [illegible] degrees 32 minutes 00 seconds West along the Northerly line of NE. 82nd Terrace, a distance of 71.06 feet; thence Westerly along the Northerly line of NE. 82nd Terrace and along a curve to the left, having the last described course as a tangent, having a radius of 525.00 feet, an arc distance of 28.16 feet to a point of reverse curvature; thence Northwesterly along a curve to the right, tangent to the last described curve, having a radius of 15.00 feet, an arc distance of 23.15 feet; thence North 0 degrees 37 minutes 02 seconds East along the East line of N. Forest Avenue, a distance of 394.77 feet; thence North 87 degrees 48 minutes 54 seconds West, along the North line of JIM HORNER ESTATES, a subdivision of land in Kansas City, Clay County, Missouri, a distance of 135.01 feet; thence North 0 degrees 37 minutes 02 seconds West, a distance of 173.29 feet; thence North 71 degrees 51 minutes 00 seconds East, a distance of 24.33 feet; thence North 71 degrees 51 minutes 35 seconds East, a distance of 90.44 feet to the Point of Beginning. The above described tract of land contains 2.31 acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "DOLCE ESTATES-THIRD 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, construction, 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 the above, 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, 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 interference with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and in such of the adjoining lands as be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of anything or activity 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.

[illegible]

[illegible] Lot lines are hereby established as shown on the accompanying plat, and no building or portion thereof shall be built between the building line and the street line.

IN WITNESS WHEREOF: Don Reese Builders, Inc., a Missouri Corporation, has caused these presents to be signed by its President, attested by its Secretary and its Corporate Seal to be affixed this 17th day of april, 1986.

DON REESE BUILDERS, INC.

Donald R. Reese
President

ATTEST: Jerry L. Reese
Secretary

STATE OF MISSOURI
COUNTY OF JACKSON

On this 17th day of April, 1986, before me appeared Donald R. Reese, to me personally known, who being by me duly sworn, did state that he is President of Don Reese Builders, Inc., and that said instrument was signed and sealed in behalf of said corporation and that said Donald R. Reese 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, Missouri, the day and year last above written.

My Commission Expires: July 9, 1986

Marilyn C. Barth
NOTARY PUBLIC
MARILYN C. BARTH

CITY PLAN COMMISSION

Approved: SEP 17 1985
Thompson Carlson
Secretary: Thompson R. Carlson
Kilian D. Demo
Chairman: Kilian D. Demo

PUBLIC WORKS

Approved: April 24, 1986
Don D. Hurlbert
City Engineer: Don D. Hurlbert
Approved: April 24, 1986
George L. Saliterio
Director: George L. Saliterio
Fees No.: 860242

11/14/86 gm
Plats

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.: 59391 this authorization as passed this: 1st day of May, 1986.

Richard L. Berkley
MAYOR: Richard L. Berkley

E. Richard Brenneman
CITY CLERK: E. Richard Brenneman

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

April 17, 1986

Thomas E. Rutherford
Registered Land Surveyor

F 34910 Declaration of Covenants Conditions & Restrictions
1676
763 Filed 5/17/86