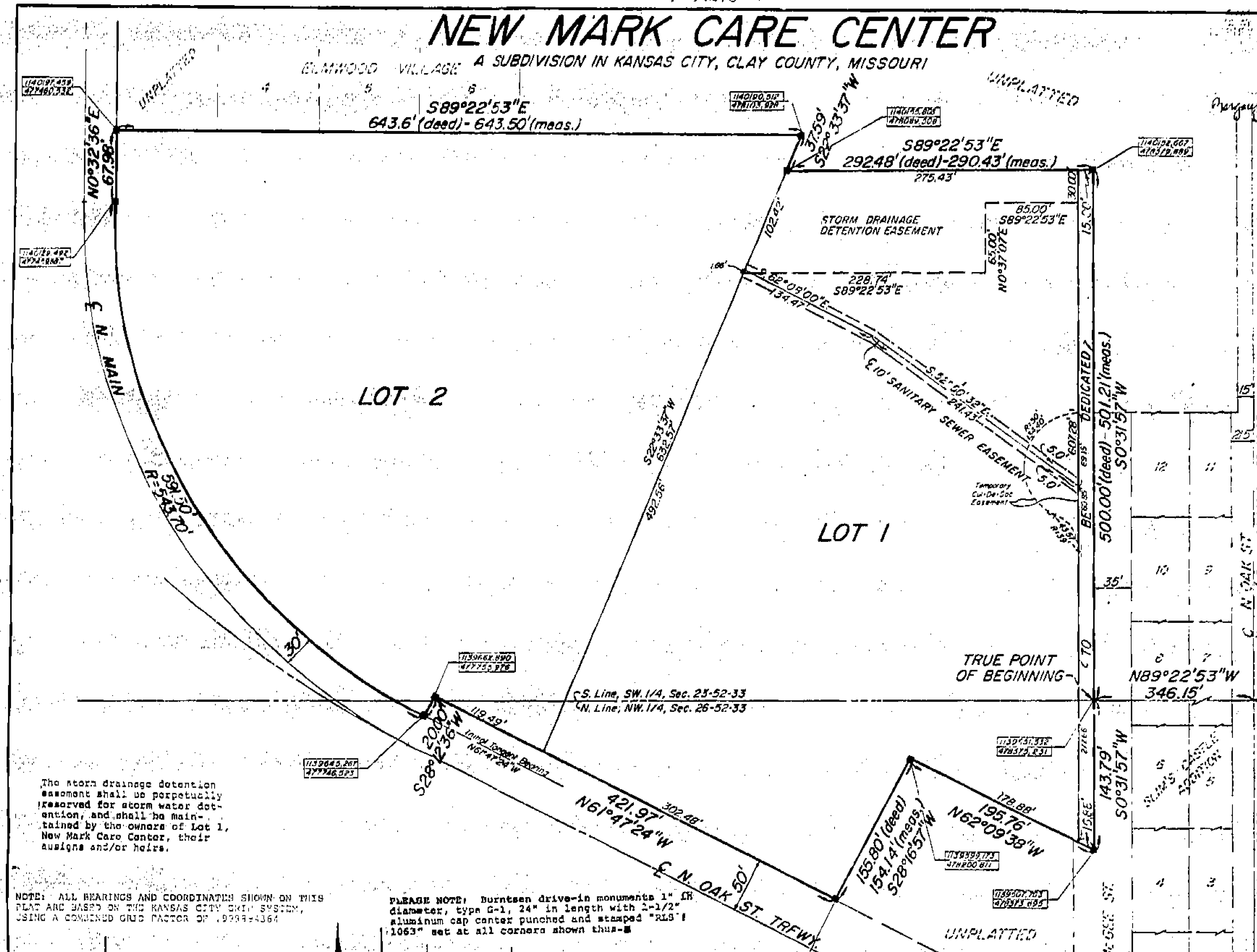
Clay County, Missouri
Land Survey Document

NEW MARK CARE CENTER

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

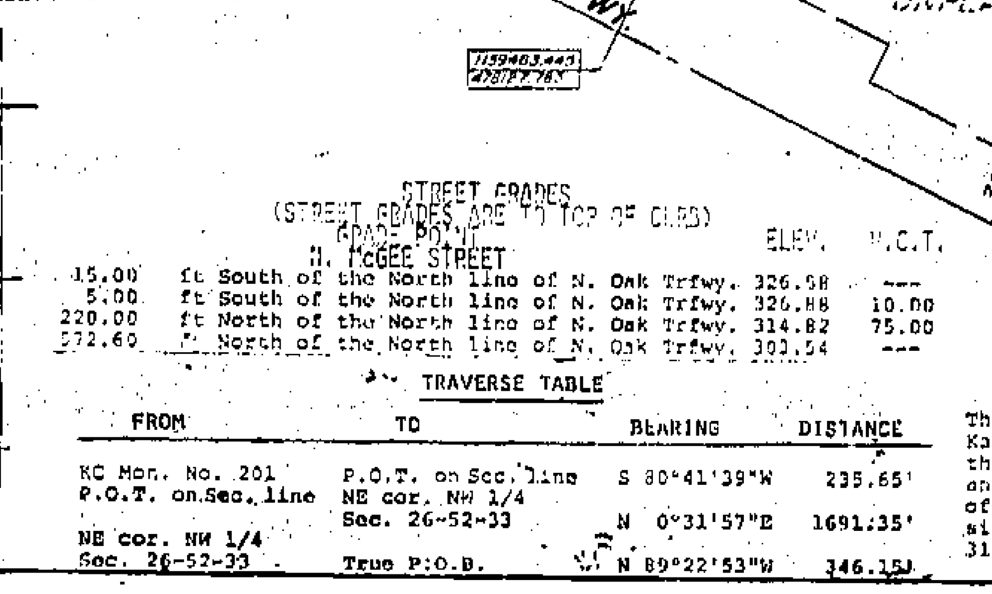


The storm drainage detention easement shall be perpetually reserved for storm water detention, and shall be maintained by the owners of Lot 1, New Mark Care Center, their assigns and/or heirs.

NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY GRID SYSTEM, USING A COMBINED GRID FACTOR OF .9999+4364

PLEASE NOTE: Burntsen drive-in monuments 1" in diameter, type G-1, 24" in length with 2-1/2" aluminum cap center punched and stamped "RLS 1063" set at all corners shown thus-■

SCALE: 1"=60'



ROBERT L. BUFORD
Land Surveyor
7107 N.W. Barry Road
Kansas City, Mo. 64152
(816) 741-6152

STREET GRADES
(STREET GRADES ARE TO TOP OF CURB)

GRADE POINT N. McGEE STREET		ELEV.	M.C.T.
15.00	ft South of the North line of N. Oak Trfwy.	326.58	---
5.00	ft South of the North line of N. Oak Trfwy.	326.88	10.00
220.00	ft North of the North line of N. Oak Trfwy.	314.82	75.00
572.60	ft North of the North line of N. Oak Trfwy.	303.54	---

TRAVERSE TABLE

FROM	TO	BEARING	DISTANCE
KC Mon. No. 201	P.O.T. on Sec. line	S 80°41'39"W	235.65'
P.O.T. on Sec. line	NE cor. NW 1/4 Sec. 26-52-33	N 0°31'57"E	1691.35'
NE cor. NW 1/4 Sec. 26-52-33	True P.O.B.	N 89°22'53"W	346.15'

The Developer elects to pay to the City of Kansas City, Missouri, a sum of Thirteen thousand two hundred twenty eight dollars and sixty-eight cents ($13,228.68) in lieu of required parkland dedication for 230 single-family units pursuant to Section 31.32, Code of General Ordinances, as amended.

DESCRIPTION

A subdivision of land in the Southwest quarter of Section 23, Township 52, Range 33, and the Northwest quarter of Section 26, Township 52, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at the Southeast corner of said Southwest quarter; thence North 89°22'53" West along the South line of said Southwest quarter, 346.15 feet to the True Point of Beginning of the tract to be herein described; thence South 0°31'57" West, parallel to the East line of the Northwest quarter of said Section 26, 143.79 feet; thence North 62°09'38" West, 195.76 feet; thence South 28°16'57" West 154.14 feet to a point on the North line of North Oak Street Trafficway, as now established; thence North 61°47'24" West along said North line, 421.97 feet; thence South 28°12'36" West along said Right of Way line, 20.00 feet; thence Northerly and Easterly along the Northeasterly Right of Way line of North [illegible]

DEDICATION

The undersigned owner of the above described tract of land [illegible] manner as shown on the accompanying plat, which subdivision [illegible]

NEW MARK CARE CENTER

EASEMENTS: An easement is hereby granted to Kansas City, Missouri [illegible] 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 using the said easements 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 [illegible] 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: The streets shown on this plat and not heretofore dedicated to public use [illegible] are hereby so dedicated.

TEMPORARY CUL-DE-SAC EASEMENT: An easement is hereby granted for public use for street purposes over the area marked "TEMPORARY CUL-DE-SAC" provided, however, that if public streets are extended through and beyond said easement then said temporary cul-de-sac easement shall terminate and ownership and fee shall be in the owner of the abutting property.

IN WITNESS WHEREOF: NEW MARK CARE CENTER, INC., a Missouri Corporation, and Frank Palermo and Mary Rose Palermo, husband and wife, have caused these presents to be executed this 7th day of February, 1986.

NEW MARK CARE CENTER, INC.

Frank Palermo, President
Owners of Record - Lot 1

ATTEST:
Douglas R. Adams, Secretary

Frank Palermo, Husband
Owners of Record - Lot 2

Mary Rose Palermo, Wife

~NO SEAL~

STATE OF MISSOURI)
) SS:
COUNTY OF CLAY)

Be it remembered that on this 7th day of February, 1986, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Frank Palermo and Douglas R. Adams to me personally known, who being duly sworn by me, did say that they are President and Secretary, respectively, of NEW MARK CARE CENTER, INC., and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said Frank Palermo and Douglas R. Adams, acknowledged said instrument to be the free act and deed of said corporation. Be it also remembered that on this 7th day of February, 1986, came Frank Palermo and Mary Rose Palermo, husband and wife, who are personally known to me to be the same persons who executed the within instrument of writing 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 date herein last above written.

My commission expires October 14, 1989

Molly R. Warning, Notary Public
Platte County, State of Missouri
My Commission Expires October 14, 1989

CITY PLAN COMMISSION
Approved May 1, 1984
Chairman - Thompson C. Nelson
Secretary - Richard E. Duncan

PUBLIC WORKS
Approved Feb 12, 1986
City Engineer - Don D. Hurlbert
Approved Feb 12, 1986
Director - George Satterlee

660085
ENTRY NUMBER

COUNCIL
This is to certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance Number 59089, duly authenticated as passed this 7th day of March, 1986

Mayor - Richard L. Berkley
City Clerk - E. Richard Brenneman

This plat and survey of NEW MARK CARE CENTER, were executed by R.L. Buford & Associates, 7107 NW Barry Road, Kansas City, MO 64152.

I HEREBY CERTIFY: that the plat of NEW MARK CARE CENTER 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 subdivisions to the best of my professional knowledge and belief.

By: Robert L. Buford RLS # 1063 Date: 2/10/86

59089

http://www.ClayCoGov.com