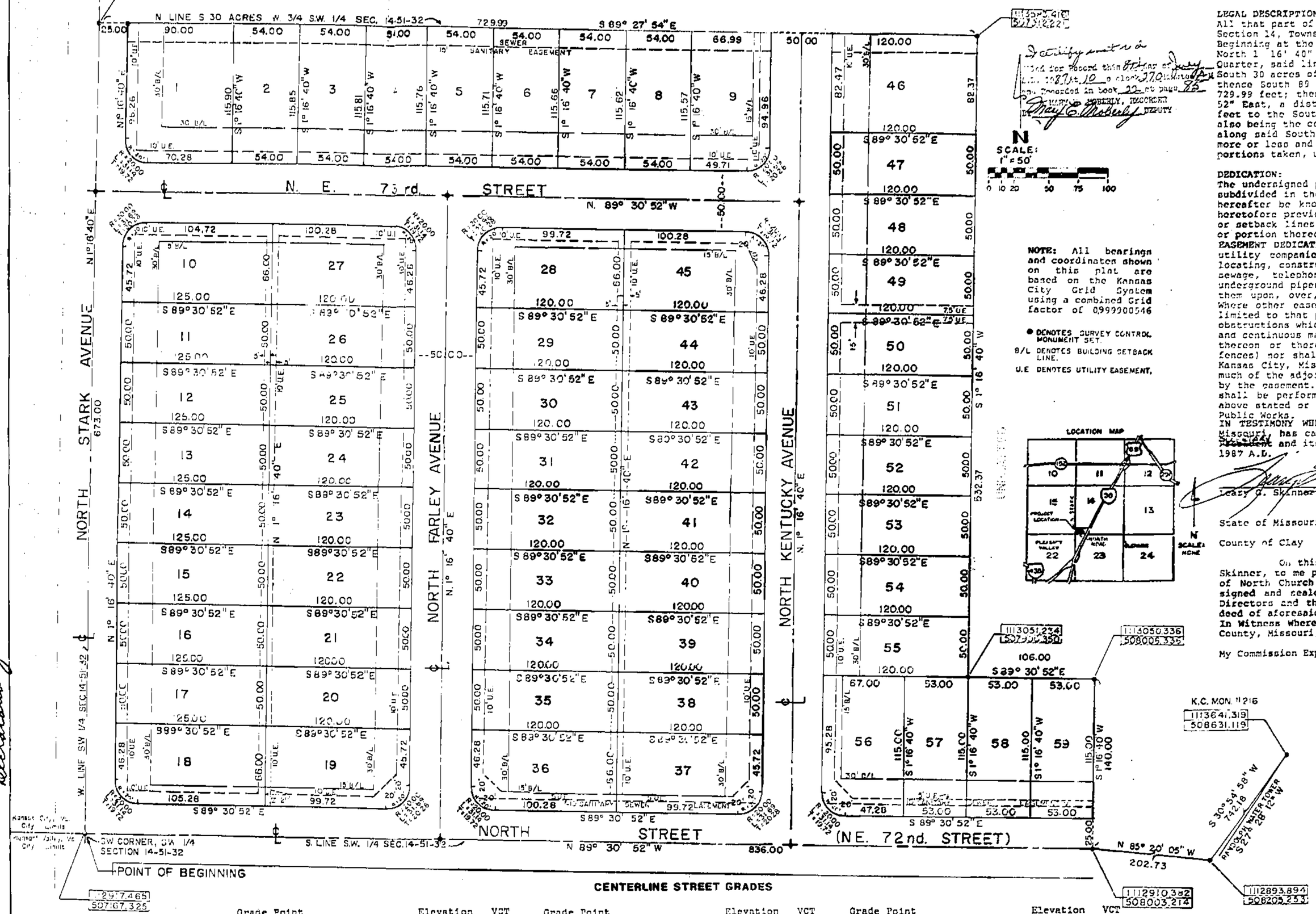
Clay County, Missouri
Land Survey Document

NORTH CHURCH ESTATES

1 79546

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

60569



NOTE: All bearings and coordinates shown on this plat are based on the Kansas City Grid System using a combined Grid factor of 0.9999000546

● DENOTES SURVEY CONTROL MONUMENT SET

B/L DENOTES BUILDING SETBACK LINE.

U.E DENOTES UTILITY EASEMENT.

LEGAL DESCRIPTION

All that part of the south 30 acres of the West Three Quarters of the Southwest Quarter of Section 14, Township 51, Range 32, more particularly described hereinafter:

Beginning at the Southwest corner of the Southwest Quarter of aforesaid Section 14, thence North 1° 16' 40" East, a distance of 673.00 feet along the West line of aforesaid Southwest Quarter, said line also being the centerline of North Stark Street to the North line of the South 30 acres of the West Three Quarters of the Southwest Quarter of Section 14 aforesaid; thence South 89° 27' 54" East along the North line of the aforesaid South thirty acres, 729.99 feet; thence South 1° 16' 40" West a distance of 532.37 feet; thence South 89° 30' 52" East, a distance of 106.00 feet; thence South 1° 16' 40" West, a distance of 140.00 feet to the South line of the Southwest Quarter of aforesaid section 14, said South line also being the centerline of North Street (N.E. 72nd Street); thence North 89° 30' 52" West along said South line, 836.00 feet to the point of beginning and containing 11.613 acres more or less and situated in Kansas City, Clay County, Missouri. Excepting therefrom those portions taken, used or dedicated for public right-of-way.

DEDICATION:

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 North Church Estates. The streets as shown on this plat and not heretofore previously dedicated to public use are hereby so dedicated. The 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.

EASEMENT DEDICATION: 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 by 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.

IN TESTIMONY WHEREOF: North Church Development Company, a corporation in the State of Missouri, has caused those presents to be signed by its President, attested by its ~~Vice-President~~ and its corporate Seal to be hereunto affixed this 21 day of January 1987 A.D.

NORTH CHURCH DEVELOPMENT COMPANY

Leary G. Skinner, President

Michael D. Purcell, Secretary

State of Missouri)
(s.s.
County of Clay)

On this 21 day of January, 1987 A.D., before me appeared Leary G. Skinner, to me personally known, who being by me, duly sworn did say that he is President of North Church Development Company, and that the seal affixed to this instrument was signed and sealed in behalf of aforesaid Corporation by the authority of its Board of Directors and that Leary G. Skinner acknowledged said instrument to be the free act and deed of aforesaid Corporation.

In Witness Whereof: I have set my hand and affixed my Notarial Seal at my office in Clay County, Missouri, on the day and year last written above.

My Commission Expires: May 2, 1988

Notary Public Dixie Harman

I HEREBY CERTIFY; that the plat of North Church Estates 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.

Date January 21, 1987

Signed Richard D. Pione, RLS #2163

CITY PLAN COMMISSION:
Approved: August 19, 1986
CHAIRMAN - Thompson C. Nelson
Secretary - Richard E. Duncan

PUBLIC WORKS:
Approved: 1/27/87
City Engineer - Dennis Gunter
Director - George Sarafides 1/27/87
Entry No. 87008

This is to certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri by Ordinance No. 60569 duly authenticated as passed this 6th day of February, 1987 A.D.

Mayor - Richard L. Berkley

City Clerk - E. Richard Brenneman

PARKLAND DEDICATION: The developer elects to pay the city of Kansas City, Missouri, a sum of twelve thousand two hundred ten dollars and sixty-five cents ($12,210.65), in lieu of required park land dedicating for fifty-nine (59) single family units, pursuant to section 31.32, code of general ordinances, as amended.

CENTERLINE STREET GRADES

Grade Point	Elevation	VCT	Grade Point	Elevation	VCT	Grade Point	Elevation	VCT
N. FARLEY AVENUE			**N.E. 73rd STREET**			**N. STARK AVENUE**		
10' N of CL North Road	109.58		CL N. Stark	134.50		CL North Road	117.84	
60' N of CL North Road	109.58	50.0'	200' E of CL N. Stark	131.50	75.0'	425' N of CL North Road	130.04	75.0'
420' N of CL North Road	128.30	100.3'	547' E of CL N. Stark	107.89	25.0'	768' N of CL North Road	147.55	125.0'
520' N of CL North Road	124.78		572' E of CL N. Stark	107.49				
NORTH RD. (N.E. 72nd ST.)			**N. KENTUCKY AVENUE**					
CL of N. Stark Ave.	117.84		10' N of CL North Road	112.20				
250' E of CL N. Stark Ave.	108.20	50.0'	130' N of CL North Road	112.20	120.0'			
540' E of CL N. Stark Ave.	116.85	125.0'	427' N of CL North Road	106.00	75.0'			
906' E of CL N. Stark Ave.	89.25	100.0'	502' N of CL North Road	107.46				

10/16/87 Jdm PB 22

DEVELOPER:
NORTH CHURCH DEVELOPMENT COMPANY
17 WEST KANSAS STREET
LIBERTY, MO. 64068
(816) 781-4757

http://www.claycogov.com