F 90634

OCT 28 1987

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
87 OCT 28 P 3:02.6
PLAT BOOK 23 PAGES 22
MARY E. MOBERLY
RECORDER OF DEEDS

61628 0003

BROOKHILL – THIRD PLAT

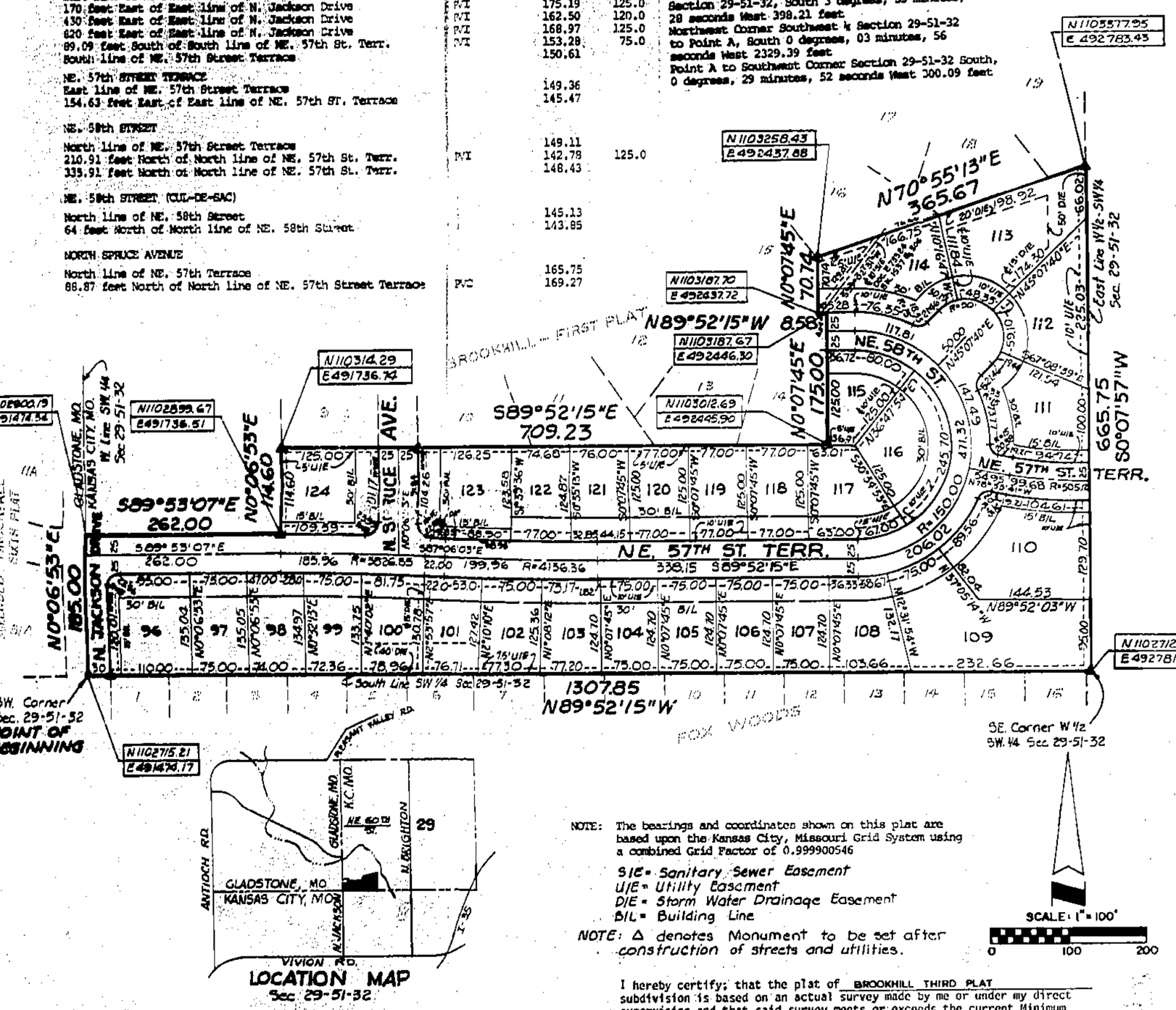
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

STREET GRADES

		ELEV.	VCT
NE. 57th STREET TERRACE			
East line of N. Jackson Drive		170.09	
170 feet East of East line of N. Jackson Drive	PVI	175.19	125.0
430 feet East of East line of N. Jackson Drive	PVI	162.50	120.0
620 feet East of East line of N. Jackson Drive	PVI	168.97	125.0
89.09 feet South of South line of NE. 57th St. Terr.	PVI	153.28	75.0
South line of NE. 57th Street Terrace		150.61	
NE. 57th STREET TERRACE			
East line of NE. 57th Street Terrace		149.36	
154.63 feet East of East line of NE. 57th ST. Terrace		145.47	
NE. 58th STREET			
North line of NE. 57th Street Terrace		149.11	
210.91 feet North of North line of NE. 57th St. Terr.	PVI	142.78	125.0
339.91 feet North of North line of NE. 57th St. Terr.		148.43	
NE. 58th STREET (CUL-DE-SAC)			
North line of NE. 58th Street		145.13	
64 feet North of North line of NE. 58th Street		143.85	
NORTH SPRUCE AVENUE			
North line of NE. 57th Terrace		165.75	
88.87 feet North of North line of NE. 57th Street Terrace	PVC	169.27	

TRAVERSE TABLE

K.C. # 161 North 11057744.810 East 491504.382
K.C. # 161 to Northwest Corner Southwest ¼ Section 29-51-32, South 3 degrees, 35 minutes, 28 seconds West 398.21 feet
Northwest Corner Southwest ¼ Section 29-51-32 to Point A, South 0 degrees, 03 minutes, 56 seconds West 2329.39 feet
Point A to Southwest Corner Section 29-51-32 South, 0 degrees, 29 minutes, 52 seconds West 300.09 feet



LOCATION MAP
Sec. 29-51-32

NOTE: The bearings and coordinates shown on this plat are based upon the Kansas City, Missouri Grid System using a combined Grid Factor of 0.999900546

S/E = Sanitary Sewer Easement
U/E = Utility Easement
D/E = Storm Water Drainage Easement
B/L = Building Line

NOTE: Δ denotes Monument to be set after construction of streets and utilities.

I hereby certify; that the plat of BROOKHILL THIRD PLAT 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: 7/2/87

Harold E. Rutherford, LS-294

AYLETT, RUTHERFORD & EUTSLER
SURVEYING, INC.
7200 NORTH GRAND
GLADSTONE, MISSOURI 64118.

DESCRIPTION: This is a subdivision of all that part of the West one half of the Southwest Quarter of Section 29, Township 51 North, Range 32 West, Kansas City, Clay County, Missouri, described as follows: Beginning at the Southwest corner of said Section 29; thence North 0 degrees 06 minutes 53 seconds East along the West line of the Southwest Quarter of said Section 29, a distance of 185.00 feet; thence South 89 degrees 53 minutes 07 seconds East, a distance of 262.00 feet; thence North 0 degrees 06 minutes 53 seconds East, a distance of 114.60 feet to the Southeast corner of Lot 9, BROOKHILL FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 89 degrees 52 minutes 15 seconds East along the South line of said BROOKHILL FIRST PLAT, a distance of 709.23 feet to the Southeast corner of Lot 14 of said BROOKHILL FIRST PLAT; thence North 0 degrees 07 minutes 45 seconds East along the East line of said Lot 14 and the Northerly prolongation of said East line, a distance of 175.00 feet to a point on the North line of NE. 58th Street; thence North 89 degrees 52 minutes 15 seconds West along the North line of NE. 58th Street, a distance of 8.58 feet to the Southeast corner of Lot 15 of said BROOKHILL FIRST PLAT; thence North 0 degrees 07 minutes 45 seconds East along the East line of said Lot 15, a distance of 70.74 feet to the most Southerly corner of Lot 16 of said BROOKHILL FIRST PLAT; thence North 70 degrees 55 minutes 13 seconds East along the Southerly line of Lots 16, 18 and 19 of said BROOKHILL FIRST PLAT, a distance of 365.67 feet to the Southeasterly corner of said Lot 19; thence South 0 degrees 07 minutes 57 seconds West along the East line of the West one half of the Southwest Quarter of said Section 29, a distance of 665.75 feet to the Southeast corner of the West one half of the Southwest Quarter of said Section 29; thence North 89 degrees 52 minutes 15 seconds West along the South line of the Southwest Quarter of said Section 29 and the North line of FOX WOODS, a subdivision of land in Kansas City, Clay County, Missouri, a distance of 1307.85 feet to the point of beginning.
The above described tract of land contains 10.699 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "BROOKHILL 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, 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 or 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 as thoroughfares, 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 LANDS: In satisfaction of Section 31.32, Code of General Ordinances, 1973, as amended, Park Land has been dedicated as part of BROOKHILL SECOND PLAT, in accordance with the preliminary plat for the same as approved by Ordinance No. 54811 as passed March 11, 1983.

IN TESTIMONY WHEREOF: Mill Creek of Kansas, Inc., has caused these presents to be signed by its President, attested by its Secretary and its Corporate Seal to be affixed this 14 day of Sept., 1987.

MILL CREK OF KANSAS, INC.

Phil R. Acuff, President

John W. Acuff, Secretary

STATE OF Kansas
COUNTY OF Johnson } s.s.

On this 14 day of Sept., 1987, before me appeared Phil R. Acuff to me personally known who being by me duly sworn did say that he is President of Mill Creek of Kansas, Inc. and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that said Phil R. Acuff acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: 8/20/89

MARY F. MARTIN
NOTARY PUBLIC
STATE OF KANSAS
My Appt Expires 8/20/89

NOTARY PUBLIC

CITY PLAN COMMISSION

Approved: 10-1-87

Chairman: Thompson C. Nelson

Secretary: Richard E. Duncan

PUBLIC WORKS

Approved: 9-29-87

City Engineer: Gurnie C. Gunter

Approved: 9-29-87

Director: George L. Sattorlee

ENTRY NO.: 870635

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. 61628 duly authenticated as passed this 15th day of October, 1987.

MAYOR: Richard L. Berkley

CITY CLERK: E. Richard Brennaman

9/1/88 9711
Book 23

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