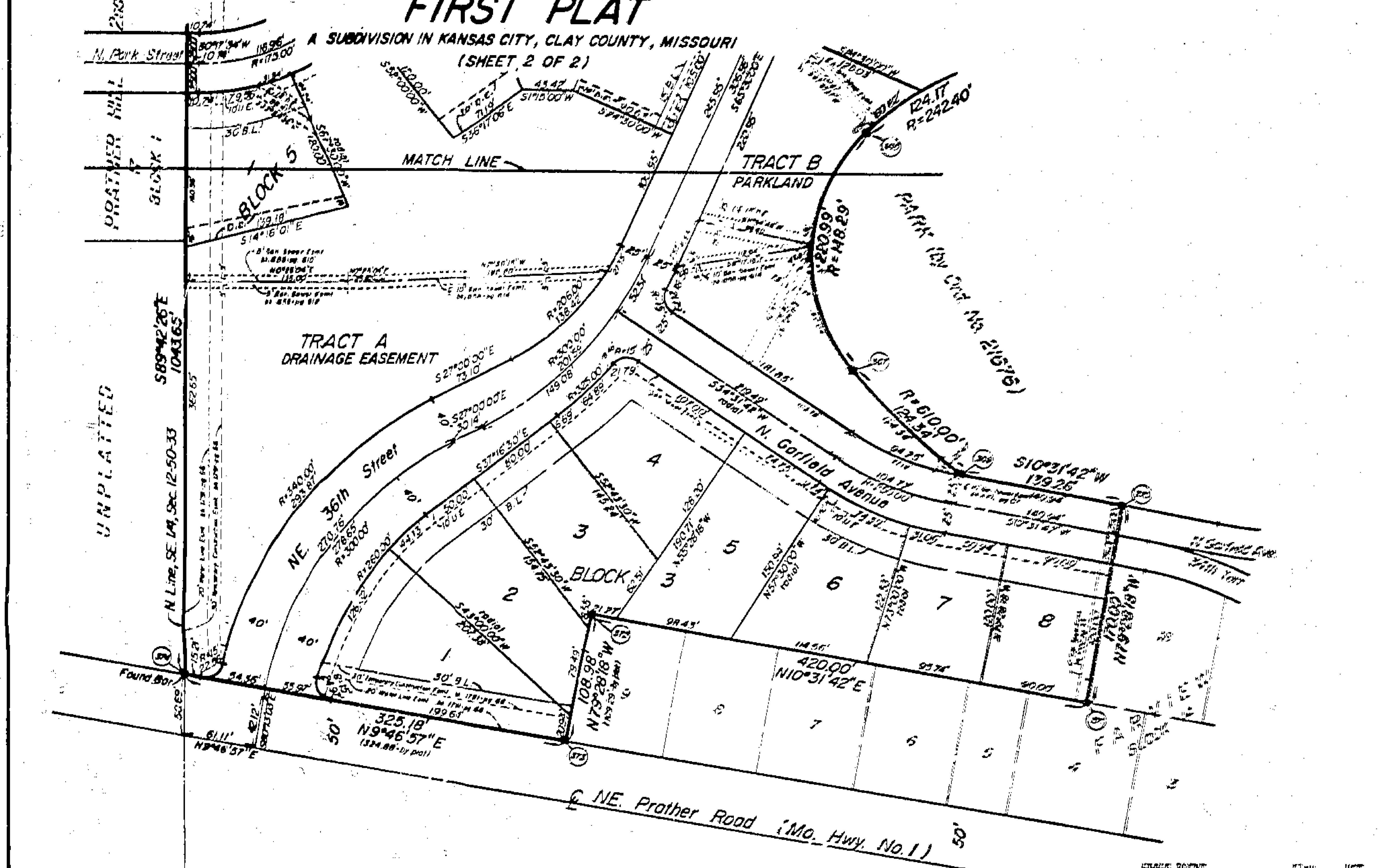
Clay County, Missouri
Land Survey Document

THE HILLS OF ROCK CREEK
FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
(SHEET 2 OF 2)



DESCRIPTION

A subdivision of land in the Southeast quarter of Section 12, Township 50, Range 33, Kansas City, Clay County, Missouri, being a replat of Lots 10 thru 17, inclusive, Block 14, and Lots 1 thru 11, inclusive, Block 6, Lots 9 thru 11, inclusive, and part of Lot 5, Block 5, PARVIEW, a subdivision of land in Kansas City, Clay County, Missouri, according to the recorded plat thereof, and all that part of vacated 36th Street, and previously unplatted land in the Southeast quarter of said Section 12, all being bounded and described as follows: Beginning at a point on the North line of said Southeast quarter, said point being 661.73 feet West as measured along said North line from the Northeast corner of said Southeast quarter, said point being also a point on the North line of Lot 9, Block 6, said PARVIEW; thence South 4°55'00" East, 165.00 feet; thence South 64°00'00" West, 109.00 feet; thence South 28°43'47" East, 121.70 feet; thence South 44°47'46" East, 32.93 feet; thence South 28°30'00" East, 139.51 feet; thence North 48°10'00" East, 41.51 feet; thence South 34°45'00" East, 132.32 feet; thence South 42°10'46" East, 80.80 feet; thence South 31°45'00" East, 151.80 feet; thence North 65°45'00" East, 14.18 feet; thence South 37°50'00" East, 115.20 feet; thence North 74°03'31" East, 44.35 feet to a point on the West line of a tract of land condemned by the City of Kansas City, Missouri for Park and Recreation purposes; thence South 7°43'20" West along said West line, 235.91 feet; thence South 8°33'42" East along said West line 87.96 feet; thence North 78°58'00" West 337.19 feet; thence North 88°10'00" West 30.00 feet; thence South 78°25'00" West 298.02 feet to a point on the East line of a tract of land condemned by the City of Kansas City, Missouri for Park and Recreation purposes; thence Northwesterly along said East line, on a curve to the Left, having an initial tangent bearing of North 18°50'27" West, a radius of 1061.49 feet, an arc distance of 209.30 feet; thence North 19°11'36" West along said East line, tangent to the last described curve, 500.00 feet; thence Northwesterly on a curve to the Right, tangent to the last described course, having a radius of 2349.73 feet, an arc distance of 348.48 feet; thence North 14°50'58" West along said East line, tangent to the last described curve, 78.00 feet; thence Northwesterly along the Easterly line of said tract, on a curve to the Left, tangent to the last described course, having a radius of 242.40 feet, an arc distance of 124.17 feet; thence Westerly along the Northerly line of said tract, on a curve to the Left, having a common tangent with the last described curve, a radius of 148.29 feet, an arc distance of 220.99 feet; thence Southwesterly along said Northerly line on a curve to the Left, having a common tangent with the last described curve, a radius of 610.00 feet, an arc distance of 124.34 feet to a point on the East Right of Way line of N. Garfield Ave., as now established; thence South 10°31'42" West along said Right of Way line, 139.26 feet to a point on the Easterly prolongation of the South line of Lot 17, Block 14, said PARVIEW; thence North 79°28'18" West along said South line, and its Easterly prolongation, 170.00 feet to the Southwest corner of said Lot 17; thence North 10°31'42" East along the Westerly line of Lots 13 thru 17, inclusive, said Block 14, 420.00 feet to the Southwest corner of Lot 10, said Block 14; thence North 79°28'18" West along said South line, 108.98 feet to the Southwest corner of Lot 10, said Block 14, being also a point on the Easterly Right of Way line of Prather Road (Missouri State Highway Route 1) as now established; thence North 9°46'57" East along said Right of Way line, 325.18 feet to a point on the North line of the Southeast quarter of said Section 12; thence South 89°42'26" East 1043.65 feet to the True Point of Beginning. Containing 19.40 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall be hereafter known as:

THE HILLS OF ROCK CREEK
FIRST 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 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 as to utility easements and/or the Director of Water and Pollution Control as to water main easements.

STREETS: The streets shown on this plat and heretofore not 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 LAND DEDICATION: The land shown and dedicated hereon as TRACT B and the same is hereby devoted for park and recreation purposes as approved by the Board of Park and Recreation Commissioners by Resolution No. 20580, adopted November [illegible], said dedication is pursuant to Sec. 31.32, of General Ordinances, as amended, and in accordance with the terms and conditions of Ordinance No. [illegible], passed May 23, 1987.

IN TESTIMONY WHEREOF, WALKER-WALKER DEVELOPMENT COMPANY, a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this [illegible] day of [illegible], 19[illegible].

WALKER-WALKER DEVELOPMENT COMPANY

[signature], President — Greg L. Walker [signature], Secretary

Owner of the remainder of [illegible]

STATE OF MISSOURI)
COUNTY OF [illegible]) SS.

Be it remembered that on this [illegible] day of [illegible], 19[illegible], before me, the undersigned, a Notary Public in and for the County and State aforesaid, came [illegible] Walker and Greg L. Walker, to me personally known, who being duly sworn by me, did say that they are President and Secretary, respectively of WALKER-WALKER DEVELOPMENT COMPANY, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that said [illegible] Walker and Greg L. Walker acknowledged said instrument to be the free act and deed of said corporation.

My commission expires: [illegible] — [signature], Notary Public

IN TESTIMONY WHEREOF, Neville H. Cooley and Lucille Cooley, husband and wife, have caused these presents to be executed this [illegible] day of [illegible], 19[illegible].

[signature] Neville H. Cooley — [signature] Lucille Cooley
Owners of Lots 9 & [illegible], Block 5

STATE OF MISSOURI)
COUNTY OF [illegible]) SS.

Be it remembered that on this [illegible] day of [illegible], 19[illegible], before me, the undersigned, a Notary Public in and for the County and State above aforesaid, came Neville H. Cooley and Lucille Cooley, 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 own free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal, the day and year last above written.

My commission expires: [illegible] — [signature], Notary Public

I HEREBY CERTIFY, that the plat of THE HILLS OF ROCK CREEK - FIRST 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.

[illegible] Signed [signature]

STATE PLANE COORDINATES

Point	Coordinates
368	[illegible]
387	[illegible]
388	[illegible]
370	[illegible]
371	[illegible]
372	[illegible]
373	[illegible]
374	[illegible]

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

NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY GRID SYSTEM USING A COMBINED GRID FACTOR OF .999901539

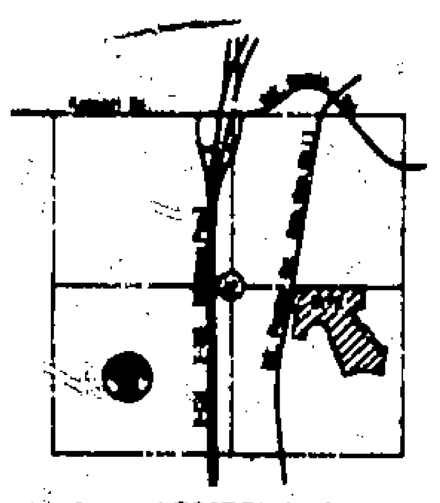
Grade Point

Offset	Grade Point	Elev.	VCL
	(N.E. 36th Terr.)		
11.00'	West of East R/W N. Park Ave.	141.83	
4.00'	East of East R/W N. Park Ave	141.53	75.00
150.00'	East of East R/W N. Park Ave	153.21	100.00
228.60'	East of East R/W N. Park Ave	154.00	
	(N. Garfield Ave.)		
625.00'	South of South R/W N.E. 36th St.	164.04	
550.00'	South of South R/W N.E. 36th St.	160.29	75.00
200.00'	South of South R/W N.E. 36th St.	124.03	75.00
4.00'	South of South R/W N.E. 36th St.	123.81	75.00
11.00'	North of South R/W N.E. 36th St.	129.11	
	(N. Olive Ct.)		
	Center Cul-de-Sac North Olive Ct.	128.82	
20.00'	North of Center Cul-de-Sac	129.05	50.00
2.00'	South of South R/W N.E. 36th St.	131.17	75.00
13.00'	North of South R/W N.E. 36th St.	131.67	
	(N. Olive St.)		
13.00'	South of North R/W N.E. 36th St.	131.43	
2.00'	North of North R/W N.E. 36th St.	131.37	75.00
190.00'	North of North R/W N.E. 36th St.	136.49	100.00
290.00'	North of North R/W N.E. 36th St.	129.49	

Offset	Grade Point	Elev.	VCL
	(N.E. Wabash - N.E. 36th St.)		
[illegible]	South Line of Tract	[illegible]	
[illegible]	North of South plat line	[illegible]	[illegible]
[illegible]	North of South plat line	[illegible]	[illegible]
[illegible]	North of South plat line	[illegible]	[illegible]
[illegible]	North of South plat line	[illegible]	[illegible]
[illegible]	East of Centerline N.E. Prather Road	[illegible]	[illegible]
[illegible]	East of Centerline N.E. Prather Road	[illegible]	[illegible]
	(N.E. 36th Terr.)		
	Center of cul-de-sac (N.E. 36th Terr.)	122.64	
4.00'	West of West R/W Wabash Ave.	124.72	85.00
[illegible]	East of West R/W Wabash Ave.	127.22	
	(N.E. 36th Terr.)		
11.00'	West of East R/W N.E. 36th St.	[illegible]	
4.00'	East of East R/W N.E. 36th St.	[illegible]	75.00
[illegible]	East of East R/W N.E. 36th St.	[illegible]	75.00
[illegible]	East of East R/W N.E. 36th St.	[illegible]	
	(N. Park Ave.)		
11.00'	South of North R/W N.E. 36th St.	[illegible]	
2.00'	North of North R/W N.E. 36th St.	[illegible]	75.00
175.00'	North of North R/W N.E. 36th St.	[illegible]	125.00
450.00'	North of North R/W N.E. 36th St.	[illegible]	90.00
525.00'	North of North R/W N.E. 36th St.	[illegible]	

SCALE: 1" = 50'

ROBERT L. BUFORD
Land Surveyor
[illegible]
Kansas City, Mo. [illegible]
(816) [illegible]



CITY PLAN COMMISSION
Approved [signature]
Chairman - Thompson C. Nelson
[signature]
Secretary - Richard E. Duncan

PUBLIC WORKS
Approved 12-9-87
[signature]
City Engineer - [illegible]
Approved 12-10-87
[signature]
Director - George I. Satterlee

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 [illegible] duly authenticated as passed this [illegible] day of [illegible], 19[illegible].
[signature]
Mayor - [illegible]
[signature]
City Clerk

http://www.ClayCoGov.com