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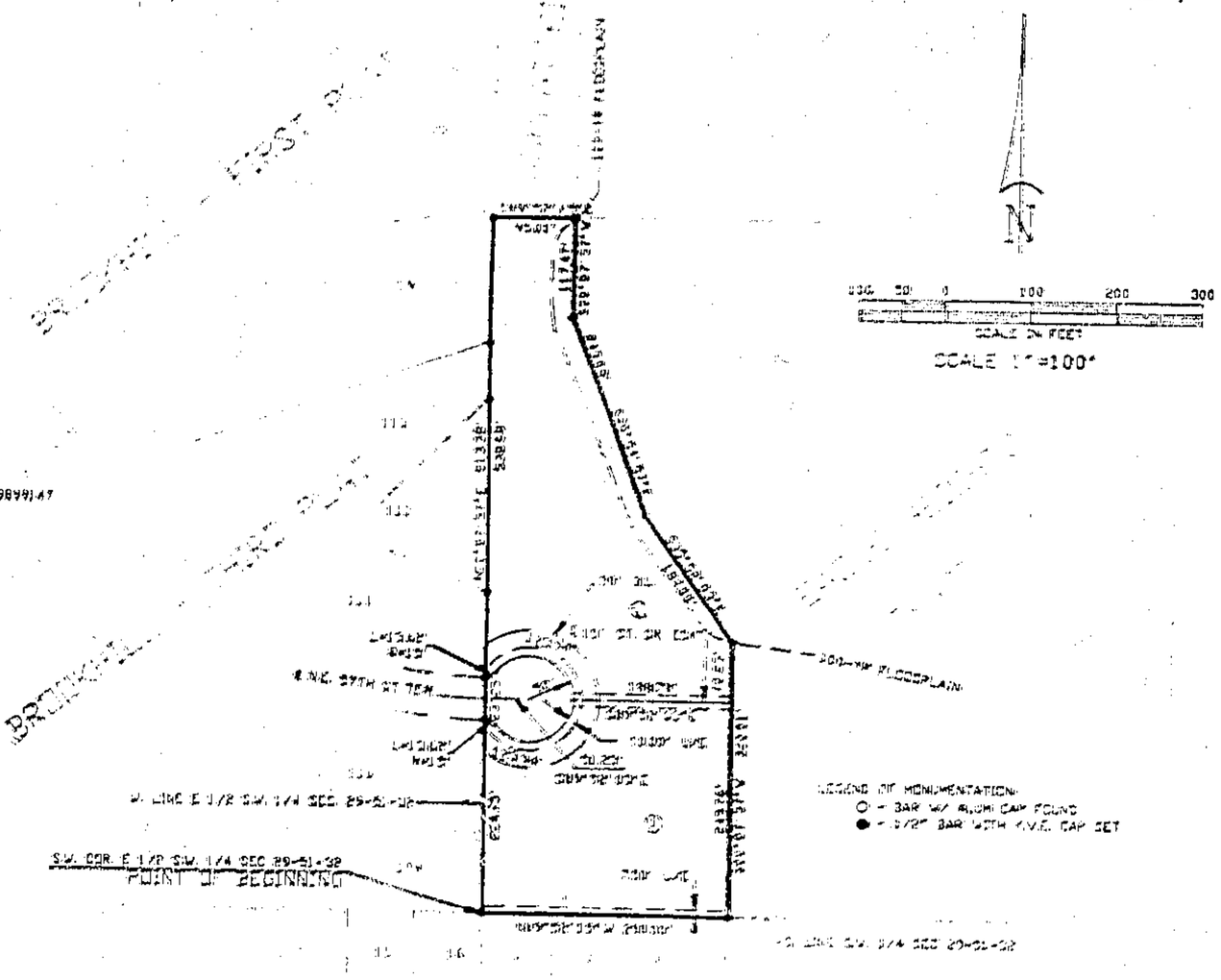
Clay County, Missouri
Land Survey Document

G 1986

# BROOKHILL CIRCLE

## S.W. 1/4 SEC 29—51—32

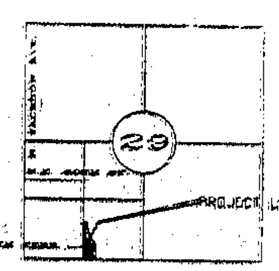
## KANSAS CITY, CLAY COUNTY, MISSOURI




Street grades for N.E. 57th St Ter established by Ordinance 61628 passed Oct 15, 1987.

THE LANDS HEREIN PLATTED LIE PARTIALLY WITHIN THE LIMITS OF A REGULATORY FLOODWAY, AS DESIGNATED ON THE OFFICIAL FLOODPLAIN DOCUMENT AND ARE SUBJECT TO THE RESTRICTIONS OF CHAPTER 40, CODE OF GENERAL ORDINANCES OF KANSAS CITY, MISSOURI, AND ARE FURTHER SUBJECT TO THE PROVISIONS OF CHAPTER X - FEDERAL INSURANCE ADMINISTRATION SUBCHAPTER B - NATIONAL FLOOD INSURANCE PROGRAM FOR ELIGIBILITY THEREOF.

BASIS OF BEARINGS IS THE EAST LINE OF "BROOKHILL - THIRD PLAT".




PROJECT LOCATION MAP

SCALE 1"=2000'

IN TESTIMONY WHEREOF: MAX VONERDMANNSDORFF AND MARY K. VONERDMANNSDORFF HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 12th DAY OF August, 1988.

BY: MAX VONERDMANNSDORFF / MARY K. VONERDMANNSDORFF

STATE OF MISSOURI
COUNTY OF CLAY } SS:

ON THIS THE 12th DAY OF August, 1988 BEFORE ME, UNDERSIGNED NOTARY PUBLIC, APPEARED MAX VONERDMANNSDORFF AND MARY K. VONERDMANNSDORFF, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID PERSONS AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE THEREIN STATED.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISION EXPIRES 8-11-89 — Kathleen S. Leach, NOTARY PUBLIC

CITY PLAN COMMISSION:
APPROVED: _____ CHAIRMAN
RICHARD E. DUNCAN — SECRETARY

PUBLIC WORKS:
APPROVED: May 17, 1988
GURNIE C. GUNTER — CITY ENGINEER
GEORGE W. SATTERLEE — DIRECTOR

980661
ENTRY NO.

(Brookhill Circle)

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. 62077 DULY AUTHENTICATED AS PASSED THIS 8th DAY OF September, 1988.

RICHARD L. BERKLEY — MAYOR
CATHERINE T. ROCHA — CITY CLERK

CITY OF KANSAS CITY MISSOURI

THIS PLAT AND THE SURVEY OF BROOKHILL CIRCLE WERE EXECUTED BY: KAW VALLEY ENGINEERING & DEVELOPMENT, INC. P.O. BOX 14225, 8201 N.W. CROOKED RD., PARKVILLE, MISSOURI.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT OF BROOKHILL CIRCLE SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY 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: July, 1988 — JOHN L. SHEETS — LS# 2253

1898

62077

DESCRIPTION:
A TRACT OF LAND LOCATED IN THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 51, RANGE 32 IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF BROOKHILL-THIRD PLAT, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, AS NOW RECORDED; THENCE N 00° 07' 57" E ON THE EAST LINE OF SAID BROOKHILL-THIRD PLAT, A DISTANCE OF 810.38 FEET; THENCE S 89° 52' 15" E A DISTANCE OF 95.01 FEET TO THE NORTHWEST CORNER OF EAGLE HEIGHTS, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, AS NOW RECORDED; THENCE S 00° 07' 57" W ON THE WEST LINE OF SAID EAGLE HEIGHTS A DISTANCE OF 1,174.47 FEET; THENCE S 20° 54' 57" E ON SAID WEST LINE A DISTANCE OF 245.08 FEET; THENCE S 05° 52' 03" E ON SAID WEST LINE A DISTANCE OF 198.00 FEET; THENCE S 00° 07' 57" W ON SAID WEST LINE A DISTANCE OF 380.01 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID EAGLE HEIGHTS; THENCE N 89° 52' 15" W A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.92 ACRES MORE OR LESS.

DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT AND THE SUBDIVISION SHALL HEREAFTER BE KNOWN AS:

BROOKHILL CIRCLE

EASEMENTS:
AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, 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 RE-CONSTRUCTION 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 LAND AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION [illegible] SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE [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 AND DIRECTOR OF WATER POLLUTION CONTROL, AS APPLICABLE.

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.

PARKLAND:
THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF $478.17 IN LIEU OF REQUIRED PARKLAND DEDICATED FOR 2 SINGLE-FAMILY UNITS PURSUANT TO SECTION 39.32 - CODE OF GENERAL ORDINANCES AS AMENDED.

10/19/89 Plat Bk 23

P.O. BOX 1304
2ND SOUTH WASHINGTON
JUNCTION CITY, KANSAS
66441
(913) 762-5040

KAW VALLEY ENGINEERING

P.O. BOX 14225
8201 N.W. CROOKED ROAD
PARKVILLE, MISSOURI
64152
(816) 587-5400

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|---|---|
| PROJ. NO. | 10234 |
| DATE | 7/14/88 |
| DESIGNED BY | [illegible] |
| CHECKED BY | [illegible] |
| DRAWN BY | [illegible] |
| SHEET | 1 OF 1 |