Clay County, Missouri
Land Survey Document

VIVION OAKS ADDITION

A SUBDIVISION OF LAND IN THE E 1/2 OF THE SW 1/4 OF SEC. 35, T51 N, R33W OF THE 5TH P.M., KANSAS CITY, CLAY COUNTY, MISSOURI

BOUNDARY DESCRIPTION

THAT PART OF THE E 1/2 OF SW 1/4 OF SECTION 35, T51N, R33W OF THE 5TH P.M., KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SW 1/4; THENCE N0°-33'-39"E (ALL BEARINGS REFERENCED TO THE CITY OF KANSAS CITY, MISSOURI DATUM) ON THE EASTERLY LINE OF SAID SW 1/4, 1190.00 FEET; THENCE N89°-05'-35"W, 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH OAK STREET TRAFFICWAY; THENCE CONTINUING N89°-05'-35"W, 367.31 FEET; THENCE S84°-33'-39"W, 347.00 FEET; THENCE N81°-11'-21"W, 136.00 FEET; THENCE N64°-11'-21"W, 178.00 FEET; THENCE N53°-11'-33"W, 152.14 FEET (152.00 FEET DEED) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VACATED NORTH MAIN STREET; THENCE N52°-39'-40"W, 25.00 FEET TO A POINT ON THE CENTER LINE OF VACATED NORTH MAIN STREET; THENCE SOUTHWESTERLY ON CURVE TO THE LEFT OF SAID CENTERLINE (SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S37°-20'-20"W, A RADIUS OF 1711.00 FEET, CHORD BEARING S36°-44'-33"W, CHORD DISTANCE 109.95 FEET) AN ARC DISTANCE OF 109.99 FEET TO A POINT OF TANGENCY; THENCE CONTINUING SOUTHWESTERLY ON A CURVE TO THE LEFT OF SAID CENTERLINE (SAID CURVE HAVING AN INITIAL TANGENT BEARING S33°-05'-26"W, A RADIUS OF 1970.00 FEET, CHORD BEARING S33°-44'-33"W, CHORD DISTANCE 33.74 FEET) AN ARC DISTANCE OF 33.74 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT (SAID CURVE HAVING AN INITIAL TANGENT BEARING S33°-38'-39"W, A RADIUS OF 160.00 FEET, CHORD BEARING S49°-04'-09"W, CHORD DISTANCE OF 144.33 FEET) AN ARC DISTANCE OF 150.03 FEET TO A POINT OF TANGENCY; THENCE N89°-18'-39"W, 31.86 FEET; THENCE N53°-11'-01"W, 190.07 FEET TO A POINT ON THE WEST LINE OF THE E 1/2 OF SAID SW 1/4, 1712.00 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID E 1/2; THENCE N0°-41'-21"E, ON SAID WEST LINE, 491.80 FEET; THENCE S89°-30'-00"E, 373.59 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 170.00 FEET, CHORD BEARING S71°-07'-30"E, CHORD DISTANCE 107.18 FEET) AN ARC DISTANCE OF 109.04 FEET TO A POINT OF TANGENCY; THENCE S52°-45'-00"E, 998.00 FEET TO A POINT OF CURVATURE; THENCE CONTINUING SOUTHEASTERLY ON A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 290.00 FEET, CHORD BEARING S80°-22'-30"E, CHORD DISTANCE OF 341.11 FEET) AN ARC DISTANCE OF 290.73 FEET TO A POINT OF TANGENCY; THENCE N72°-00'-00"E, 347.63 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 170.00 FEET, CHORD BEARING N81°-00'-00"E, CHORD DISTANCE 53.00 FEET) AN ARC DISTANCE OF 53.41 FEET TO A POINT OF TANGENCY; THENCE N90°-00'-00"E, 101.93 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH OAK STREET TRAFFICWAY; THENCE S0°-33'-39"W, ON SAID RIGHT-OF-WAY LINE 108.46 FEET TO A POINT ON THE SOUTHERLY LINE OF THE N 1/2 OF THE E 1/2 OF SAID SW 1/4, SAID POINT BEING 43.00 FEET WESTERLY FROM THE EASTERLY LINE OF SAID SW 1/4; THENCE N89°-27'-20"W ON THE SOUTHERLY LINE OF THE N 1/2 OF THE E 1/2 OF SAID SW 1/4, 7.00 FEET; THENCE S0°-33'-39"W ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH OAK STREET TRAFFICWAY [illegible] FEET TO THE POINT OF BEGINNING. (SAID TRACT CONTAINS [illegible] ACRES.)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF "VIVION OAKS ADDITION" 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.

August 25, 1987
DATE

[signature]
THOMAS A. SESTO [illegible]

(Seal: STATE OF MISSOURI — THOMAS A. SESTO — NUMBER [illegible] — REGISTERED LAND SURVEYOR)

STREET GRADES

NORTH OAK TRAFFICWAY

GRADE POINT	ELEVATION	[illegible]
[illegible] SOUTH OF THE SOUTH LINE OF NE 30TH STREET	P.V.I. 900.03	
1551 SOUTH OF THE SOUTH LINE OF NE 30TH STREET	P.V.I. 907.86	450
THE NORTH LINE OF NE 30TH STREET	P.V.T. 903.03	

DEDICATIONS

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, SEWERAGE, 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 PARTICULAR PURPOSES, 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 AFOREMENTIONED 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 [illegible] 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 WRITTEN APPROVAL OF [illegible] PUBLIC WORKS, OR THE DIRECTOR OF THE WATER [illegible] DEPARTMENT WHERE APPLICABLE.

STREET DEDICATION

THE [illegible] AND PUBLIC WAYS AS SHOWN ON THIS PLAT AND NOT [illegible] ARE HEREBY SO DEDICATED.

RIGHT OF ENTRANCE

RIGHT OF ENTRANCE: THE RIGHT OF INGRESS AND EGRESS AND TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINE, COLLECTION OF GARBAGE AND REFUSE, TO THE VARIOUS PUBLIC UTILITIES FOR MAINTENANCE OF THEIR RESPECTIVE UTILITIES, AND THE U.S. POSTAL SERVICE FOR THE DELIVERY OF MAIL. THE RIGHT OF INGRESS-EGRESS IS HEREBY GRANTED TO THE PUBLIC FOR ACCESS TO ADJACENT PROPERTY THROUGH AREAS MARKED ACCESS EASEMENTS OR A.E.

BUILDING LINES

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND STREET RIGHT-OF-WAY OR BOUNDARY LINES.

[illegible] EASEMENT

[illegible]

PARKLAND DEDICATION

THE REQUIREMENTS OF SECTION [illegible], CODE OF GENERAL ORDINANCES OF KANSAS CITY, MISSOURI, ARE TO BE SATISFIED BY THE DEDICATION OF [illegible] ACRES OF PRIVATE OPEN SPACE. ALSO, THE DEVELOPER AGREES TO PAY TO THE CITY OF KANSAS CITY, MISSOURI, A FEE OF [illegible] THOUSAND, [illegible] HUNDRED, THIRTY-[illegible] DOLLARS AND [illegible] CENTS [illegible] IN LIEU OF ADDITIONAL PARKLAND DEDICATION, FOR THE DWELLING UNITS IN THE DEVELOPMENT OF "VIVION OAKS ADDITION", A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

PRIVATE OPEN SPACE

THE PRIVATE OPEN SPACE AS DESIGNATED ON THE PLAT SHALL REMAIN UNDER THE OWNERSHIP OF THE OWNER OF THE SUBDIVISION AND SAID OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PRIVATE OPEN SPACE. FURTHERMORE, THE PRIVATE OPEN SPACE WILL REMAIN AS SUCH UNLESS OR UNTIL THE CITY OF KANSAS CITY, MISSOURI, RELEASES SAID TRACT FOR OTHER DEVELOPMENT.

KPL GAS SERVICE COMPANY EASEMENT DATA

(SEE SHEET 1 OF 2)

No.	Bearing	Distance	No.	Bearing	Distance
1.	N39°-26'-21"W	15.00'	35.	S89°-30'-00"E	54.00'
2.	S84°-33'-39"W	123.14'	36.	S0°-30'-00"W	20.00'
3.	N81°-11'-21"W	133.94'	37.	S89°-30'-00"E	144.33'
4.	N64°-11'-21"W	124.13'	38.	RAD. = 140.00' ARC. DIST = 89.80'	
5.	N33°-11'-21"W	151.08'	39.	S52°-45'-00"E	5.00'
6.	N52°-39'-40"W	24.70'	40.	N37°-15'-00"E	20.00'
7.	N33°-11'-21"W	75.34'	41.	S52°-45'-00"E	54.00'
8.	N36°-48'-39"E	13.47'	42.	N37°-15'-00"W	20.00'
9.	N53°-11'-21"W	168.92'	43.	S52°-45'-00"E	59.10'
10.	N89°-18'-39"W	156.92'	44.	N37°-15'-00"E	20.00'
11.	S0°-41'-21"W	30.00'	45.	N52°-45'-00"W	54.00'
12.	S89°-18'-39"E	147.14'	46.	S37°-15'-00"W	20.00'
13.	S53°-11'-21"E	129.13'	47.	S52°-45'-00"E	226.00'
14.	S36°-48'-39"W	13.47'	48.	RAD. = 290.00' ARC. = 274.65'	
15.	S53°-11'-21"E	105.24'			
16.	N52°-39'-40"W	25.30'			
17.	N53°-11'-21"W	120.00'	49.	N72°-00'-00"E	139.26'
18.	N36°-48'-39"E	45.00'	50.	S0°-33'-39"W	6.68'
19.	N53°-11'-21"W	30.00'			
20.	S36°-48'-39"W	45.00'	51.	N89°-26'-21"E	20.00'
21.	N53°-11'-21"W	3.49'	52.	S0°-33'-39"W	36.00'
22.	N64°-11'-21"W	131.48'	53.	N89°-26'-21"W	20.00'
23.	N81°-11'-21"W	142.15'	54.	S0°-33'-39"W	119.00'
24.	S84°-33'-39"W	126.91'	55.	S89°-26'-21"E	20.00'
25.	S0°-26'-21"E	15.00'	56.	S0°-33'-39"W	36.00'
26.	S89°-18'-39"E	22.50'	57.	N89°-26'-21"W	20.00'
27.	N0°-41'-21"E	34.76'	58.	S0°-33'-39"W	12.50'
28.	N89°-18'-39"W	12.50'	59.	S89°-26'-21"E	20.00'
29.	N0°-41'-21"E	115.00'	60.	S0°-33'-39"E	272.07'
30.	S89°-18'-39"E	20.00'	61.	S0°-41'-21"W	16.17'
31.	S0°-41'-21"W	37.00'	62.	INIT. TAN. = S71°-10'-20"W RAD. = 78.50' ARC. DIST. = 61.58'	
32.	S0°-41'-21"E	147.81'			
33.	INIT. TAN. = N33°-30'-53"E RAD. = 48.50' ARC DIST. = 47.76		63.	INIT. TAN = N36°-03'-25"E RAD. = 1211.00' ARC. DIST. = 15.24'	
34.	S0°-30'-00"E	32.00'			

(EASEMENT GRANTED TO THE GAS SERVICE COMPANY AS SET FORTH IN INSTRUMENT FILED UNDER DOCUMENT NO. B-99209 IN BOOK 1595 AT PAGE 404, EXCEPT NO. 14 THRU NO. 25 INCLUSIVE.)

KANSAS CITY POWER & LIGHT EASEMENT DATA

(SEE SHEET 1 OF 2)

No.	Bearing	Distance	No.	Bearing	Distance
A.	N37°-15'-00"E	78.35'	M.	N75°-43'-52"W	129.88'
B.	N72°-59'-39"W	57.80'	N.	N76°-37'-16"W	116.88'
C.	N52°-45'-00"W	133.77'	O.	N69°-05'-30"W	235.67'
D.	N35°-59'-05"W	71.62'	P.	N51°-40'-26"W	110.00'
E.	N63°-24'-35"W	37.47'	Q.	N51°-40'-26"W	162.80'
F.	N83°-38'-12"W	92.24'	R.	N31°-41'-42"W	106.18'
G.	S82°-31'-29"W	92.69'	S.	N82°-18'-51"W	40.31'
H.	S73°-43'-54"W	99.28'	T.	N16°-19'-29"W	119.76'
I.	S41°-51'-28"W	67.30'	U.	S54°-04'-58"W	150.00'
J.	N79°-10'-20"W	20.00'	V.	N56°-22'-03"W	38.00'
K.	S0°-33'-39"W	196.00'			
L.	S85°-02'-56"W	244.14'			

(EASEMENT GRANTED TO KANSAS CITY POWER AND LIGHT COMPANY AS SET FORTH IN INSTRUMENT FILED UNDER DOCUMENT NO. F-30770 IN BOOK 1647 AT PAGE 630.)

THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED TRACT OF LAND CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREINAFTER BE KNOWN AS "VIVION OAKS ADDITION".

EXECUTION

IN TESTIMONY THEREOF, THE UNDERSIGNED PROPRIETOR(S) OF "VIVION OAKS ADDITION", STEVEN G. JACODA, HAS CAUSED THESE PRESENTS TO BE SIGNED, THIS *28th* DAY OF *Aug.*, 19*87*.

[signature]
STEVEN G. JACODA, SINGLE PERSON

ACKNOWLEDGEMENT

STATE OF *Kansas*
SS
COUNTY OF *Johnson*

BE IT REMEMBERED, THAT ON THIS *28th* DAY OF *August*, 19*87*, BEFORE ME PERSONALLY APPEARED STEVEN G. JACODA, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED SAID INSTRUMENT TO BE HIS FREE ACT AND DEED.

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

Myrtle Vincent
NOTARY PUBLIC

Feb 16, 1988
MY COMMISSION EXPIRES

MYRTLE VINCENT
PRINT NAME

APPROVALS

APPROVED BY THE KANSAS CITY, MISSOURI CITY PLAN COMMISSION, THIS ___ DAY OF ___, 19__.

[signature]
CHAIRMAN, THOMAS C. NELSON

[signature]
SECRETARY, RICHARD K. DUNCAN

APPROVED BY THE KANSAS CITY, MISSOURI PUBLIC WORKS DEPARTMENT DIVISION OF ENGINEERING THIS *[illegible]* DAY OF *Sep*, 19*87*.

[signature]
CITY ENGINEER, CONNIE C. [illegible]

APPROVED BY THE KANSAS CITY, MISSOURI PUBLIC WORKS DEPARTMENT'S DIRECTOR THIS *22* DAY OF *September*, 19*87*.

[signature]
DIRECTOR, GEORGE L. SATTERLEE

870663
ENTRY NUMBER

* *

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NUMBER *62183* DULY AUTHENTICATED AS PASSED, THIS *25th* DAY OF *February*, 19*88*.

[signature]
MAYOR, RICHARD L. BERKLEY

[signature]
CITY CLERK, CATHERINE T. [illegible]

10/14/89 [illegible]
Plat Bk 23

SHEET 2 OF 2 SHEETS

http://www.ClayCoGov.com