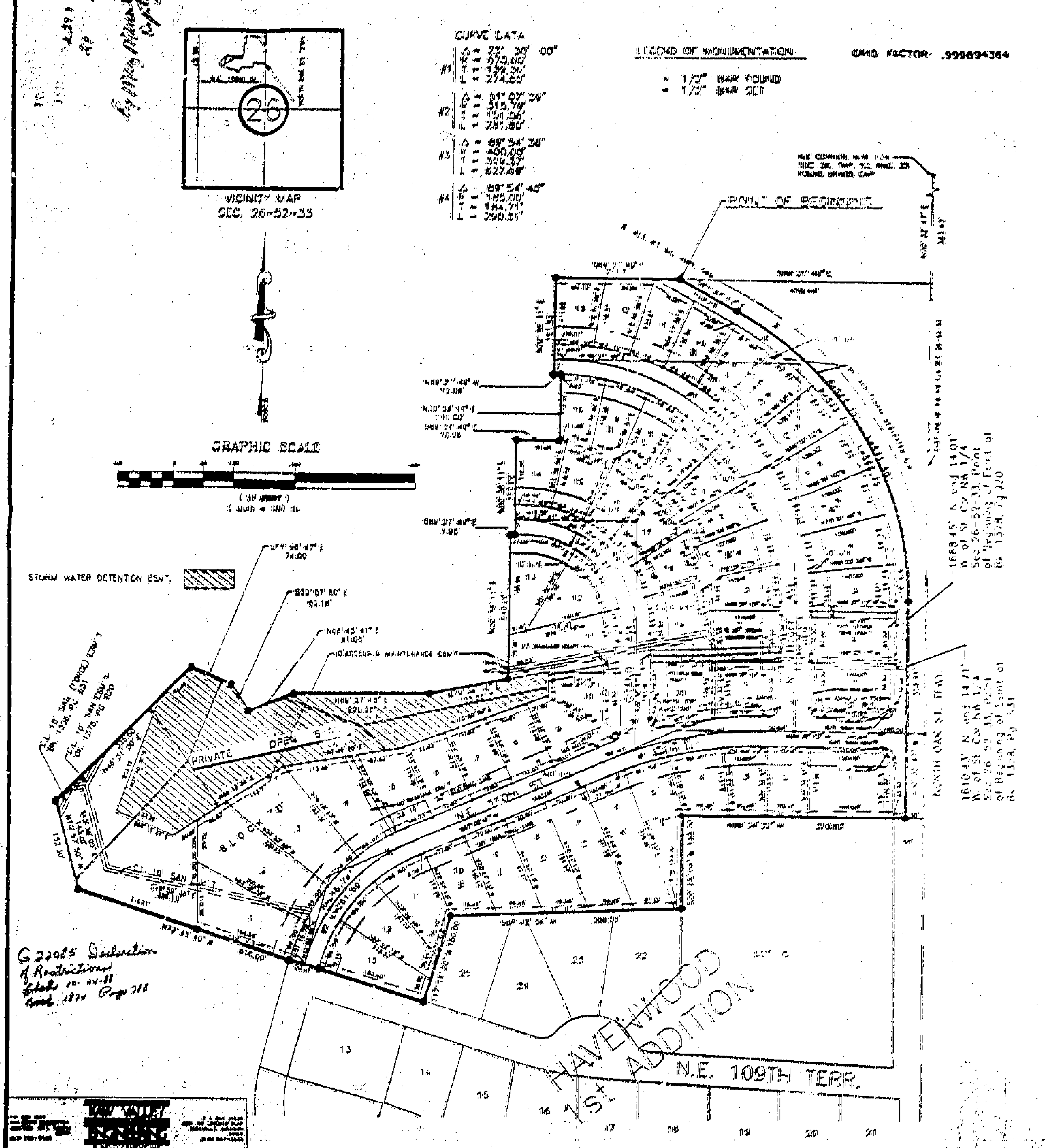
Clay County, Missouri
Land Survey Document

G 22025

PINE LAKE 1st PLAT

SEC. 26, TWP. 52, RNG. 33
KANSAS CITY, CLAY CO., MISSOURI



STREET GRADE

GRADE POINT	ELEVATION	VERTICAL CURVE	GRADE BREAK
N.E. 110TH STREET			
50.00' WEST OF THE CENTER LINE OF NO. OAK ST. TRAFFICWAY	317.94		
75.00' WEST OF THE CENTER LINE OF NO. OAK ST. TRAFFICWAY	316.14		x
200.00' WEST OF THE CENTER LINE OF NO. OAK ST. TRAFFICWAY	308.14	100' VC	
450.00' WEST OF THE CENTER LINE OF NO. OAK ST. TRAFFICWAY	301.88	150' VC	
600.00' WEST OF THE CENTER LINE OF NO. OAK ST. TRAFFICWAY	307.07	100' VC	
966.00' WEST OF THE CENTER LINE OF NO. OAK ST. TRAFFICWAY	302.38	150' VC	
1149.47' WEST OF THE CENTER LINE OF NO. OAK ST. TRAFFICWAY	310.96		
N. MAGEE AVENUE			
26.00' NORTH OF THE CENTER LINE OF N.E. 110TH STREET	306.88		
100.00' NORTH OF THE CENTER LINE OF N.E. 110TH STREET	303.80	150' VC	
560.00' NORTH OF THE CENTER LINE OF N.E. 110TH STREET	310.70	100' VC	
800.00' NORTH OF THE CENTER LINE OF N.E. 110TH STREET	377.88	250' VC	
908.60' NORTH OF THE CENTER LINE OF N.E. 110TH STREET	324.81		
N. GRAND AVENUE			
25.00' NORTH OF THE CENTER LINE OF N.E. 110TH STREET	303.24		
140.00' NORTH OF THE CENTER LINE OF N.E. 110TH STREET	301.84	80' VC	
503.86' NORTH OF THE CENTER LINE OF N.E. 110TH STREET	306.08		

EASEMENT DESCRIPTIONS

DESCRIPTION OF A PART OF A STANDARD SEWER EASEMENT AS RECORDED IN BOOK 1358, PAGE 531, CLAY COUNTY RECORDER OF DEEDS OFFICE, STATE OF MISSOURI AS IT AFFECTS THIS PLAT: A STRIP OF LAND 10.00 FEET WIDE LYING WITHIN 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE EAST LINE OF PINE LAKE 1ST PLAT, CLAY COUNTY, MISSOURI, SAID POINT BEING 1610.45 FEET NORTH OF AND 14.71 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 52, RANGE 33; THENCE S 89° 32' 04" W A DISTANCE OF 314.51 FEET; THENCE N 44° 20' 12" W A DISTANCE OF 82.20 FEET; THENCE S 78° 02' 42" W A DISTANCE OF 30.07 FEET TO A POINT ON THE WEST LINE OF LOT 11, BLOCK D, OF SAID PLAT, SAID POINT BEING N 00° 38' 11" E A DISTANCE OF 14.32 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 11, SAID POINT ALSO BEING THE TERMINUS OF SAID EASEMENT.

DESCRIPTION OF A PART OF A STANDARD SEWER EASEMENT AS RECORDED IN BOOK 1358, PAGE 531, CLAY COUNTY RECORDER OF DEEDS OFFICE, STATE OF MISSOURI AS IT AFFECTS THIS PLAT: A STRIP OF LAND 10.00 FEET WIDE LYING WITH 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE MOST WESTERLY CORNER OF A PRIVATE PARK AS SHOWN ON PINE LAKE 1ST PLAT, CLAY COUNTY, MISSOURI; THENCE S 14° 57' 50" E ON THE WEST LINE OF SAID PARK A DISTANCE OF 23.50 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE STRIP OF LAND TO BE DESCRIBED; THENCE N 28° 38' 08" E A DISTANCE OF 67.38 FEET TO A POINT ON THE WEST LINE OF SAID PARK SAID POINT BEING THE TERMINUS OF SAID EASEMENT.

DESCRIPTION OF A PART OF A STANDARD SEWER EASEMENT AS RECORDED IN BOOK 1378, PAGE 920, CLAY COUNTY RECORDER OF DEEDS OFFICE, STATE OF MISSOURI AS IT AFFECTS THIS PLAT: A STRIP OF LAND 10.00 FEET WIDE LYING WITHIN 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE EAST LINE OF PINE LAKE 1ST PLAT, CLAY COUNTY, MISSOURI, SAID POINT BEING 1688.45 FEET NORTH OF AND 14.01 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 52, RANGE 33; THENCE S 13° 32' 07" W A DISTANCE OF 70.09 FEET; THENCE S 89° 38' 04" W A DISTANCE OF 274.00 FEET; THENCE N 54° 20' 12" W A DISTANCE OF 83.33 FEET; THENCE S 78° 02' 42" W A DISTANCE OF 249.48 FEET TO A POINT ON THE WEST LINE OF LOT 11, BLOCK D, OF SAID PLAT, SAID POINT BEING N 00° 38' 11" E A DISTANCE OF 14.42 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 11, SAID POINT ALSO BEING THE TERMINUS OF SAID EASEMENT.

DESCRIPTION OF A PART OF A STANDARD SEWER EASEMENT AS RECORDED IN BOOK 1378, PAGE 920, CLAY COUNTY RECORDER OF DEEDS OFFICE, STATE OF MISSOURI AS IT AFFECTS THIS PLAT: A STRIP OF LAND 10.00 FEET WIDE LYING WITHIN 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE MOST WESTERLY CORNER OF A PRIVATE PARK AS SHOWN ON PINE LAKE 1ST PLAT, CLAY COUNTY, MISSOURI; THENCE N 48° 31' 30" E ON THE WEST LINE OF SAID PARK A DISTANCE OF 26.18 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE STRIP OF LAND TO BE DESCRIBED; THENCE N 81° 04' 08" E A DISTANCE OF 36.30 FEET; THENCE N 78° 38' 08" E A DISTANCE OF 55.84 FEET TO A POINT ON THE WEST LINE OF SAID PARK SAID POINT BEING THE TERMINUS OF SAID EASEMENT.

NOTE: VEHICULAR ACCESS FROM NO. OAK ST. TRAFFICWAY AND ALT. RTE. NO. HWY 169 FOR LOT 1, BLOCK E AND LOTS 1-12, BLOCK A IS PROHIBITED.

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT OF PINE LAKE 1ST PLAT 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 THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

31 Aug. 1986 — DATE
John L. Sheets — JOHN L. SHEETS, LS 8229

DESCRIPTION:
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 52, RANGE 33, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; [illegible] ... TO THE POINT OF BEGINNING. CONTAINS 18.78 ACRES MORE OR LESS.

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

PINE LAKE 1ST 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, [illegible] ... AS APPLICABLE.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

STREET: THE STREETS SHOWN ON THIS PLAT AND HERETOFORE NOT DEDICATED TO PUBLIC USE AS THRU STREETS ARE HEREBY SO DEDICATED.

PARKLAND: THE PRIVATE PARK AS SHOWN ON THIS PLAT IS HEREBY ESTABLISHED IN LIEU OF PUBLIC PARK, PURSUANT TO DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS.

STORM WATER DETENTION EASEMENT: [illegible] ... AND RECORDED AS DOCUMENT NUMBER ____

IN TESTIMONY WHEREOF: PINE LAKE DEVELOPMENT COMPANY, INC., [illegible] ... 19 86.

BY: Lee Smith, PRESIDENT — Daniel T. Richards, SECRETARY

STATE OF MISSOURI
COUNTY OF Clay } SS

ON THIS 31st DAY OF August 19 86, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC [illegible] ...

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

BARBARA GAYLE WHYTE
Notary Public - State of Missouri
My Commission Expires [illegible]
NOTARY PUBLIC

CITY PLAN COMMISSION
APPROVED: JAMES H. CHAPPELL, CHAIRMAN
RICHARD E. DUNCAN, SECRETARY

PUBLIC WORKS
APPROVED: 9-16-86
DUANE C. DUNTER
GEORGE L. BATTERLEE, DIRECTOR
880215 ENTRY NO.

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. 63099 DULY AUTHENTICATED AS PASSED THIS October DAY OF ____ 19 86.

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

THIS PLAT AND THE SURVEY OF PINE LAKE 1ST PLAT WERE EXECUTED BY KAW VALLEY ENGINEERING & DEVELOPMENT, INC. P.O. BOX 14232, [illegible] CROOKED RD., PARKVILLE, MISSOURI.

10/17/86 9:41
Plat Bk 24

http://www.ClayCoGov.com