Clay County, Missouri
Land Survey Document

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1503
Pg. 6

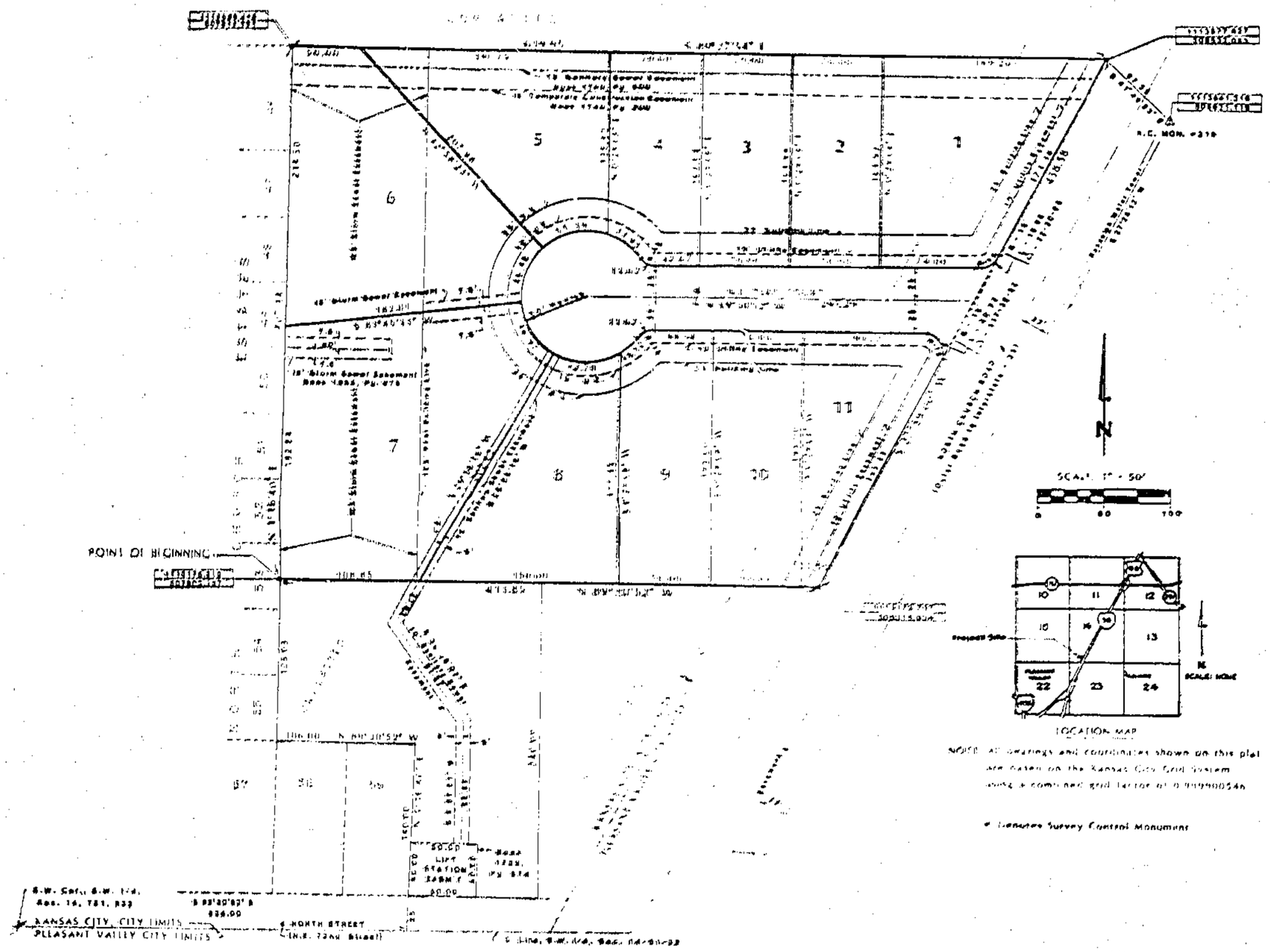
Bobby Morris
Deputy

NORTH CHURCH ESTATES

SECOND PLAT

A Subdivision in Kansas City, Clay County, Missouri

, 2002



NOTE: All bearings and coordinates shown on this plat are based on the Kansas City Grid System using a combined grid factor of 0.9999905446

* Indicates Survey Control Monument

Approved: City of Pleasant Valley

Developer:

NORTH CHURCH DEVELOPMENT Co., Inc.
17 West Kansas Street
Liberty, Missouri 64068
(816) 781-4757

Grade Point	Elevation	Vert
C.L. N. Church Road	966.24	
40.0' West of C.L. N. Church Road	947.23 PVC	60.0'
158.0' West of C.L. N. Church Road	950.68 PVT	
248.0' West of C.L. N. Church Road	966.33	

LEGAL DESCRIPTION

Part of the South 30 acres of the West 3/4 of the Southwest Quarter of Section 14, Township 51 North, Range 32 West of the 5th Principal Meridian, more particularly described to-wit: Commencing at the Southwest corner of the Southwest Quarter of aforesaid Section 14; thence South 89°30'52" East along the South line of said Southwest Quarter, said line also being the centerline of North Street (N.E. 72nd St.) as now established, 935.00 feet to the Southeast corner of North Church Estates, a subdivision in Kansas City, Clay County, Missouri, as recorded in the Clay County Recorders Office; thence North 1°16'40" East along the Easterly line of said North Church Estates, a distance of 140.00 feet to the Northeast corner of Lot 59 of said North Church Estates; thence North 89°30'52" West along the North line of Lots 59 and 58 of said subdivision, 106.00 feet to the Southeast corner of Lot 55 of said North Church Estates; thence North 1°16'40" East along the East line of North Church Estates, 125.03 feet to the Point of Beginning; thence continuing along last named course, 407.34 feet to the North line of aforesaid South 30 Acres, said point also being the Northeast corner of North Church Estates; thence South 89°27'54" East along the North line of aforesaid South 30 acres, a distance of 619.55 feet to the Westerly Right-of-Way line of North Church Road as now established; thence South 27°55'00" West along said Right-of-Way, a distance of 458.58 feet to the North line of a tract described in Book 1298 and page 815 in the Clay County Recorder's Office; thence North 89°30'52" West, a distance of 411.85 feet to the Point of Beginning, containing 4.83 acres more or less and situated in Kansas City, Clay County, Missouri.

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as North Church Estates, Second Plat. The streets as shown on this plat and not heretofore previously dedicated to public use are hereby so dedicated. The 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.

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, 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.

IN TESTIMONY WHEREOF: North Church Development Company, a corporation in the State of Missouri, has caused these presents to be signed by its President, attested by its Vice-President and its corporate Seal to be hereunto affixed this 20th day of September 1988 A.D.

NORTH CHURCH DEVELOPMENT COMPANY INC.

Leary G. Skinner, President

Michael D. Purcell, Secretary

State of Missouri)
) s.s.
County of Clay)

On this 20th day of September, 1988 A.D. before me appeared Leary G. Skinner, to me personally known, who being by me, duly sworn did say that he is President of North Church Development Company and that the seal affixed to this instrument was signed and sealed in behalf of aforesaid Corporation by the authority of its Board of Directors and that Leary G. Skinner acknowledged said instrument to be the free act and deed of aforesaid Corporation.
In Witness Whereof: I have set my hand and affixed my Notarial Seal at my office in Clay County, Missouri, on the day and year last written above.

My Commission Expires: June 22 1990

Notary Public GARY L. PAULEY

I HEREBY CERTIFY: that the plat of North Church Estates, Second Plat 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.

Sept 20, 1988
Date

Signed Richard D. Fleer, MO #2365

CITY PLAN COMMISSION:
Approved:

CHAIRMAN

Secretary-Richard E. Duncan

Public Works: 9-22-88
Approved:

City Engineer-Curtis Gunter

Director-George Batterjee
Entry No. 88072

This is to certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri by Ordinance No. 63122 (Amd) duly authenticated as passed this 13th day of October 1988 A.D.

Mayor-Richard L. Berkley

City Clerk-Catherine L. Hoolo

PARKLAND DEDICATION: The developer elects to pay the city of Kansas City, Missouri, a sum of Four Thousand Two Hundred Sixty-four Dollars and Seventy Nine Cents ($4,264.79) in lieu of required Parkland dedication for twenty-two duplex units, pursuant to Section 31.32, Code of General Ordinances, as amended.

#739
North Church
Estates

10/19/89 9:41
Plat Bk 24