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Clay County, Missouri
Land Survey Document

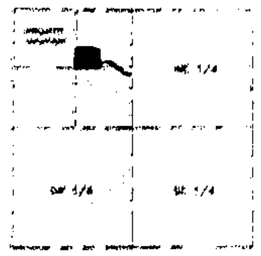
CREEKWOOD OAKS SECOND PLAT

A Subdivision In Kansas City, Clay County, Missouri

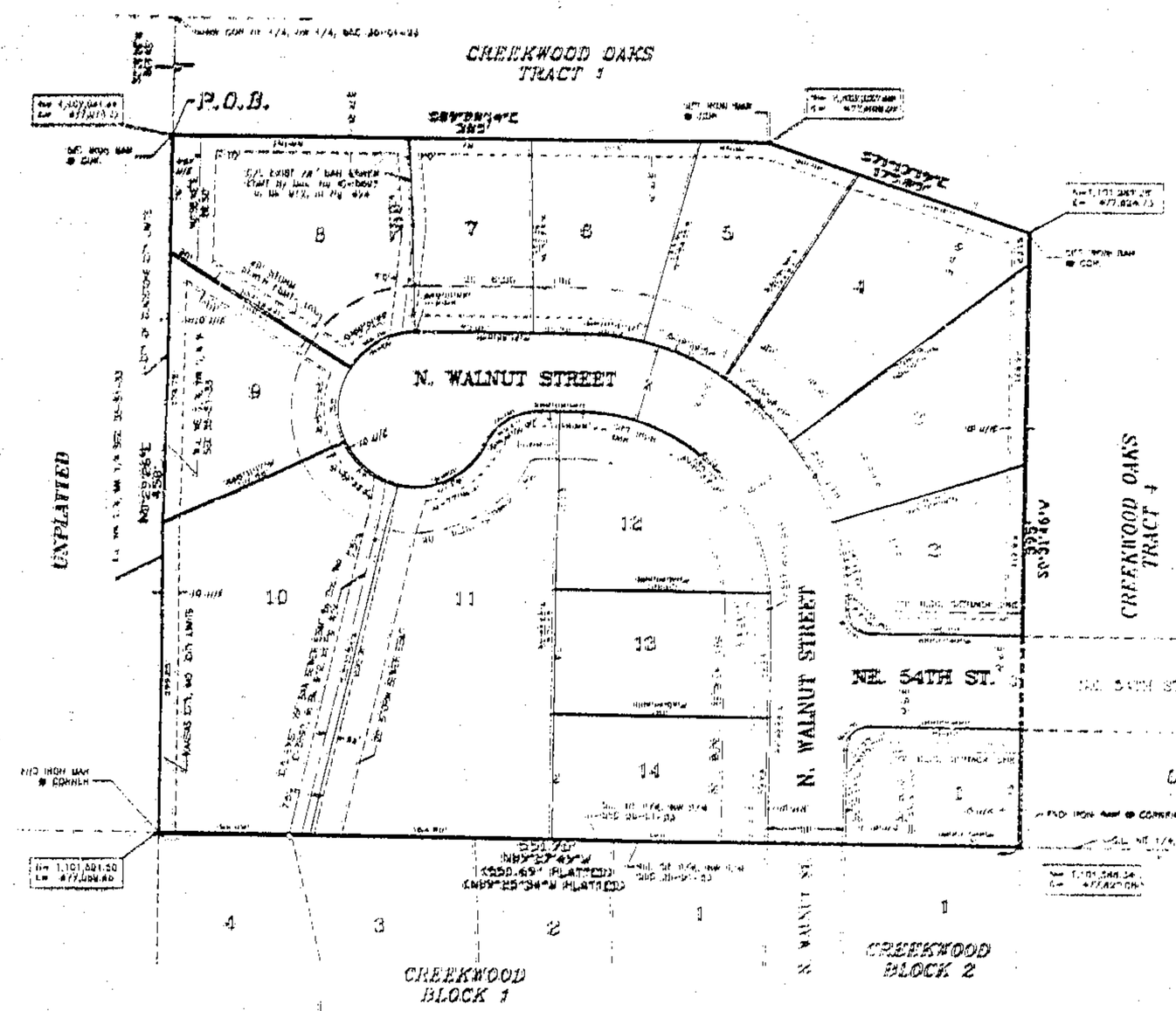
89 JA 11 P 3:02
24 19
By Linda Edwards Deputy

STREET GRADES

Locations	Elev.	
Locations N. Walnut St. & NE. 54th Street		VCT 63405
C/L Intersection N. Walnut St. & NE. 54th St.	778.79	
127.50' E. C/L N. Walnut St.	778.03	PVC
25' E. C/L N. Walnut St.	778.77	2017' PVT
37.5' E. C/L N. Walnut St.	778.45	PVT
139.8' E. C/L N. Walnut St.	778.76	
Locations N. Walnut St.		
151.5' W. C/L Intersection NE. 54th St.	778.48	PVC
51.5' W. C/L Intersection NE. 54th St.	778.77	2017' PVT
C/L Intersection N.E. 54th St.	779.24	
48.5' W. C/L Intersection N.E. 54th St.	779.66	PVT
296.2' W. C/L Intersection N.E. 54th St.	779.30	PVC
336.2' W. C/L Intersection N.E. 54th St.	778.33	2017'
376.2' W. C/L Intersection N.E. 54th St.	778.40	PVT



LOCATION MAP
Sec. 35-51-33
(No Scale)



This is survey and subdivision of all that part of the Northwest Quarter of Section 35, Township 51, Range 33, in Kansas City, Clay County, Missouri, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 35; thence South 0°29'26" West along the West line said Quarter-Quarter Section, 867.45 feet to the point of beginning of the tract of land to be herein described; thence South 89°28'14" East along the South line of Tract 1, CREEKWOOD OAKS, a subdivision in said City, County, and State, according to the recorded plat thereof, 385 feet to an angle point; thence South 71°13'19" East along said South line, 375.85 feet to a point; thence South 0°31'48" West along a jog in the South line of said Tract 1 and along the West line of Tract 4 of said CREEKWOOD OAKS, and its prolongation South, 395 feet to a point on the South line of said Quarter-Quarter Section, being also the Northeast corner of Lot 1, Block 2, CREEKWOOD, a subdivision in said City, County and State, according to the recorded plat thereof; thence North 89°27'49" West (89°28'34" Platted) along said South line and along the North line of said CREEKWOOD, 851.70 feet (850.69' Platted) to the Southeast corner of said Quarter-Quarter Section, being also the Northwest corner of said CREEKWOOD; thence North 0°29'26" East along the West line of said Quarter-Quarter Section, being also the common line between the corporate city limits of Kansas City, Missouri and Gladstone, Missouri, 450 feet to the point of beginning. Containing 5.596 acres, more or less.

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 CREEKWOOD OAKS, SECOND PLAT.

The streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

Building setback lines are as shown on the plat, and no building, or portion thereof, shall be built between these lines and the street lines.

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 easements (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 Oak Retail Partnership, a Colorado General Partnership, has caused these presents to be signed by its General Partner duly authorized so to do.

NORTH OAK RETAIL PARTNERSHIP

John Edwards Hayes II
General Partner

STATE OF Missouri }
COUNTY OF Jackson }

Be it remembered that on this 22 day of December, 1988, before me, a notary public, appeared John Edwards Hayes II to me personally known, who, being by me duly sworn, did say that he is a General Partner in North Oak Retail Partnership, a Colorado General Partnership, and that he executed the foregoing instrument, and acknowledged the execution of the same to be the free act and deed of said North Oak Retail Partnership.

In witness whereof, I have hereunto set my hand and affixed my notarial seal in my office the day and year last above written.

My commission expires Feb. 6, 1990

Rhonda J. Hamilton

Print Name Rhonda J. Hamilton
Notary Public in and for said county and state

CITY PLAN COMMISSION

Approved _____

Chairman _____

Secretary - Richard E. Duncan

PUBLIC WORKS DEPARTMENT

Approved Nov 23, 1988

City Engineer - Dennis D. Gunter

Approved November 25, 1988

Director - George L. Satterlee

Entry No. _____

COUNCIL

This is to certify that the within plat was submitted to and approved by the council of Kansas City, Missouri, by Ordinance No. 63405 duly authenticated as passed this 8th day of December, 1988.

Mayor - Richard L. Berkley

City Clerk - Catherine I. Nocha

I HEREBY CERTIFY that this plat of CREEKWOOD OAKS, 2ND PLAT, a subdivision, is based on an actual field survey and that it meets or exceeds the current Minimum Standards for Property Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of Missouri. I further certify that I have complied with all statutes, ordinances and regulations of the State of Missouri and City of Kansas City, Missouri, that govern the practice of surveying and the placing of subdivision [illegible] best of my professional knowledge and belief.

Nov 23, 1988
Date

[illegible]
Surveyor

Creekwood Oaks
783

10/14/89 9:11
Plat Bk 24

All bearings and coordinates shown are based on the Kansas City Independence Grid System, using a combined Grid Factor of 0.9998887.

Azimuths are clockwise from North.

Permanent monuments will be set at all plat boundary corners as well as at points upon completion of construction.

Traverse from AC 120 to NW Corner 35-51

STATIONS	AZIMUTH	DISTANCE
AC 120 to ⊕	90°26'59"	9,809.58'
⊕ to NW Cor.	0°29'26"	867.45'

Grid coordinates AC 120 N = 1,002,933.13
E = 1,096,268.04

The Developer elects to pay to the City of Kansas City, Missouri, a sum of Two thousand two hundred fifty-four Dollars ($2,254.00) in lieu of required parkland dedication for 15 single family units pursuant to Section 39.22, Code of General Ordinances, as amended.

SCALE IN FEET
1" = 50'

Sec. 35-51-33
223967