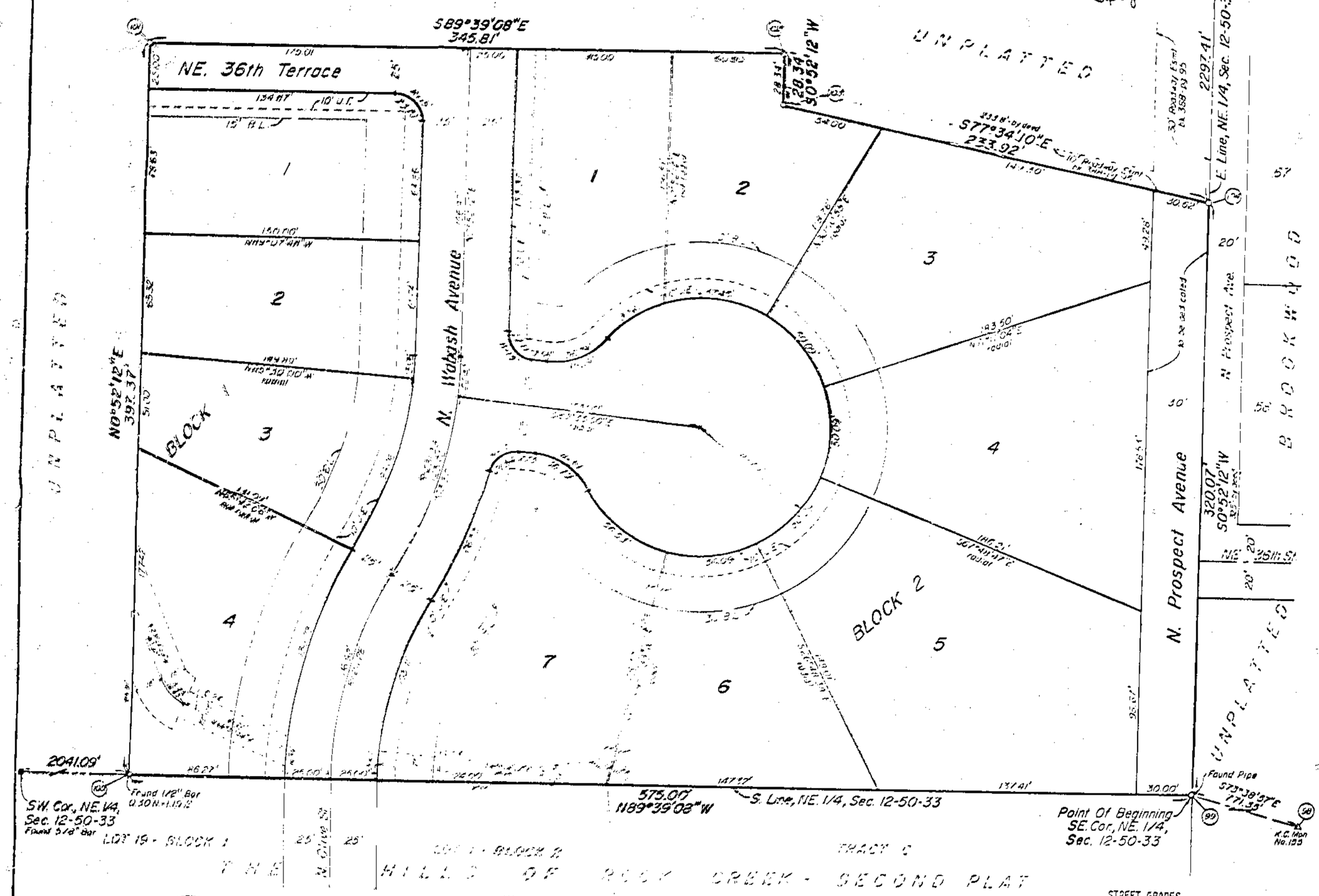
G 45605

63932

THE HILLS OF ROCK CREEK-THIRD PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

40	1249962.8873	436837.8312		STATE PLANE
79	1249962.2104	436846.8780		STATE PLANE
158	1249959.7004	436871.9408		STATE PLANE
181	1249957.9814	436878.8316		STATE PLANE
182	1249956.0424	436873.7831		STATE PLANE
183	1249957.5614	436873.3652		STATE PLANE
184	1249957.3134	436181.7888		STATE PLANE



DESCRIPTION

A subdivision of land in the Northwest quarter of Section 12, Township 50, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at the Southeast corner of said Northwest quarter; thence North 88°12'04" West, along the South line of said Northwest quarter, 575.00 feet; thence North 0°52'12" East, 397.37 feet; thence South 89°39'08" East, parallel to the South line of said Northwest quarter, 345.81 feet; thence South 0°52'12" West, 24.34 feet; thence South 77°34'10" East, 233.92 feet to a point on the East line of said Northwest quarter; thence South 0°52'12" West, 320.07 feet to the Point of Beginning. Containing 4.58 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

THE HILLS OF ROCK CREEK-THIRD 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 similar services, service pedestals, any or all of them upon, over, under and along the strips of land designated as 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 so much of the adjoining property as may be reasonably necessary in exercising the rights granted by the easement. No change 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.

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.

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

PARK LAND AGREEMENT: The Developer elects to pay to the City of Kansas City, Missouri, a sum of Two thousand six hundred twenty nine and 06/100, ($2,629.06) in lieu of the required park land dedication for eleven (11) single family units pursuant to Section 31.32, Code of General Ordinance, as amended August 10, 1978.

IN TESTIMONY WHEREOF: Billy G. Skaggs and Sandra J. Skaggs, husband and wife, have caused these presents to be executed this 27th day of March, 1989.

Billy G. Skaggs — Husband; Sandra J. Skaggs — Wife

STATE OF MISSOURI }
COUNTY OF Platte } SS:

Be it remembered that, on this 27th day of March, 1989, before me, the undersigned, a Notary Public in and for the County and State above mentioned, came Billy G. Skaggs and Sandra J. Skaggs, husband and wife, who are personally known to me to be the same persons who executed the within instrument of writing and acknowledged that they executed the same as their own free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal, the day and year last above written.

My commission expires: 8-16-89 — Notary Public

CITY PLAN COMMISSION: Approved 3-30-89 — Chairman James P. Pappas; Secretary-Richard E. Dunham

PUBLIC WORKS: Approved 3-30-89 — City Engineer-Dennis C. Gunter; Director-George L. Satterlee

COUNCIL: This is to Certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri by Ordinance Number 63932 duly authenticated as passed this day of April, 1989.

Mayor-Richard L. Berkley; City Clerk-Catherine M. Ladner

Entry Number

Restriction G45607 filed 8-16-89 Book 1947 Page 896

10/19/89 PM Plat Bk 24

SCALE: 1" = 30'

LOCATION MAP
Sec. 12, Twp. 50N, Rge. 33W.

NOTE: THE IMPROVEMENT MAINTENANCE WILL BE CONTROLLED BY N. WABASH AVENUE BEING TYPE II, W.W.W.S. BLOCK 2

NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY GRID SYSTEM DATUM & COMBINED GRID FACTOR OF 0.999968

○ = set 3/8" x 24" iron bar with plastic cap stamped LS 1563
⊙ = set 5/8" x 24" iron bar with aluminum cap stamped R.L. BUFORD LS 1563

STREET GRADES
(STREET GRADES ARE TO TOP OF CURB)

GRADE POINT		ELEV.	V.C.T.
N. WABASH AVE.			
90.78	feet South of South plat line	119.09	---
20.28	feet South of South plat line	119.79	70.20'
124.62	feet North of South plat line	128.04	50.00'
154.62	feet North of South plat line	148.74	55.00'
409.62	feet North of South plat line	150.68	---
CUL-DE-SAC			
11.00	feet West of East N. Wabash Avenue Right of Way line	136.36	---
4.00	feet East of East N. Wabash Avenue Right of Way line	136.06	15.00'
92.56	feet East of East N. Wabash Avenue Right of Way line	127.21	70.50'
166.00	feet East of East N. Wabash Avenue Right of Way line	130.44	---
NE 36TH TERR			
	West plat line	160.51	---
50.00	feet East of West plat line	158.09	50.00'
146.00	feet East of West plat line	150.10	15.00'
161.00	feet East of West plat line	150.40	---

This plat and survey of THE HILLS OF ROCK CREEK - THIRD PLAT were executed by R.L. Buford & Associates, Inc., 7211 NW 83rd Street, Suite 180, Kansas City, Missouri 64152

I HEREBY CERTIFY; that the plat of THE HILLS OF ROCK CREEK - THIRD 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.

3-24-89 — Date; Signed: Robert L. Buford, MO 1563

Robert L. Buford • Land Surveyors
7211 N.W. 83rd ST. • SUITE 180 • KANSAS CITY, MO. 64152 • (816) 741-8152

http://www.ClayCoGov.com
Clay County, Missouri Land Survey Document