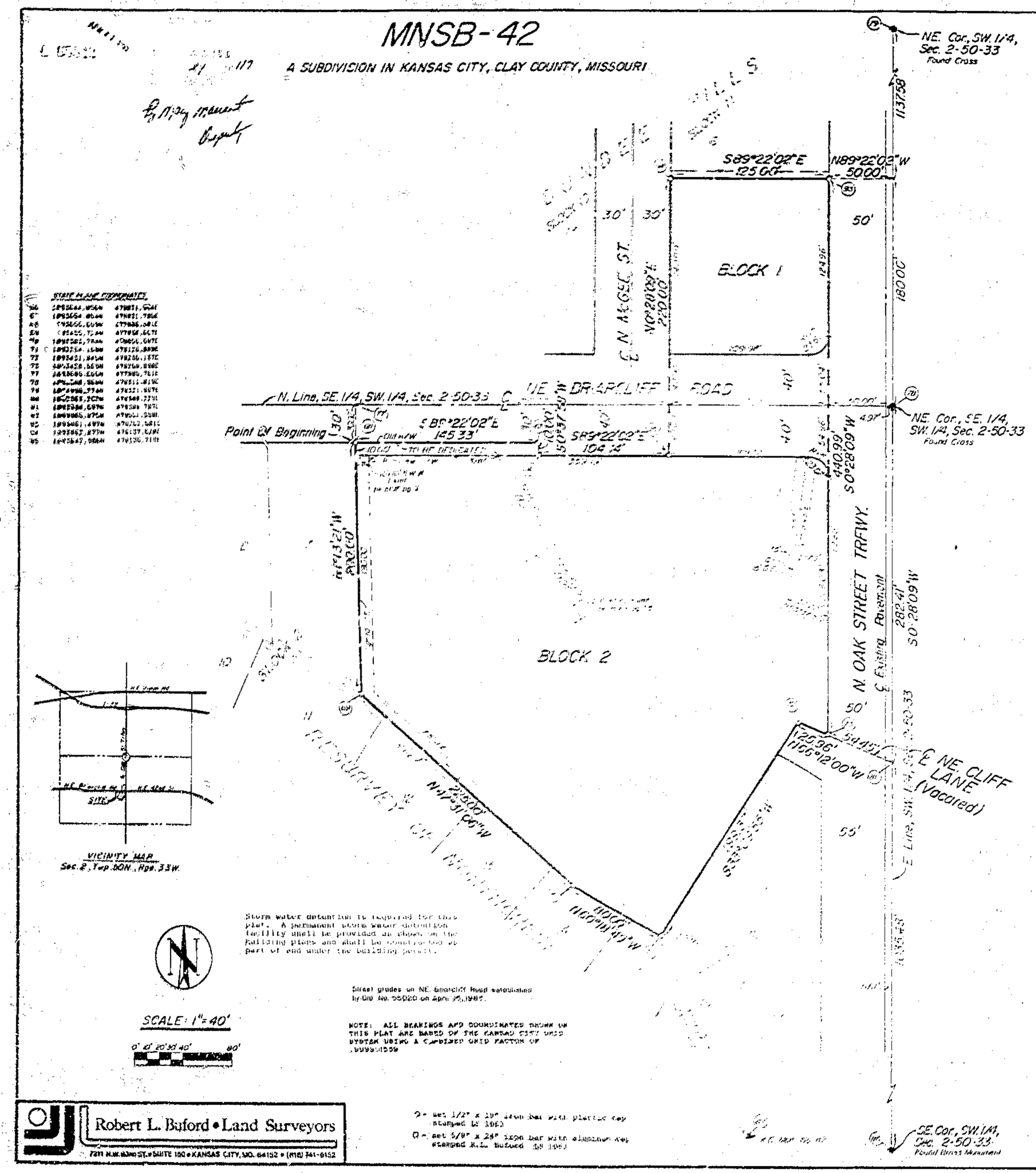
MNSB-42

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



STATE PLANE COORDINATES

56	1993644.056N	478871.904E
57	1993664.054N	478811.786E
58	1993666.009N	478685.081E
59	1993655.714N	478566.667E
60	1993581.784N	478466.097E
71	1993256.158N	478176.889E
72	1993421.845N	478256.187E
73	1993458.618N	478268.898E
77	1993696.206N	478368.781E
78	1994.248.984N	478511.819E
79	1994998.934N	478521.867E
80	1995368.302N	478548.339E
81	1995384.697N	478549.787E
82	1995985.872N	478551.558E
83	1995981.497N	478752.581E
84	1995967.877N	478137.624E
85	1995847.986N	478136.718E

Storm water detention is required for this plat. A permanent storm water detention facility shall be provided as shown on the building plans and shall be constructed as part of and under the building permit.

Street grades on NE. Briarcliff Road established by Ord. No. 55020 on April 25, 1985.

NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY GRID SYSTEM USING A COMBINED GRID FACTOR OF .0000301599

Robert L. Buford • Land Surveyors
7211 N.W. 63rd ST. • SUITE 160 • KANSAS CITY, MO. 64152 • (816) 741-0152

● - set 1/2" x 18" iron bar with plastic cap stamped LS 1063

O - set 5/8" x 24" iron bar with aluminum cap stamped R.L. Buford LS 1063

DESCRIPTION

A subdivision of land in the Southwest quarter of Section 2, Township 50, Range 33, Kansas City, Clay County, Missouri, being all of Block 1, NORTHCREST EAST, a subdivision of land in Kansas City, Clay County, Missouri, according to the recorded plat thereof, and all of Lots 2, 3, 4, 5 and 6, Block 2, RESURVEY OF NORTHCREST, a subdivision of land in Kansas City, Clay County, Missouri, according to the recorded plat thereof, and all that part of vacated NE Cliff Lane, as now established, and all of Lots 8, 9, 10 & 11, and the South 20.00 feet of Lot 7, Block 11, DUNDEE HILLS, a subdivision of land in Kansas City, Clay County, Missouri, according to the recorded plat thereof, and all that part of existing NE Briarcliff Road, as now established, all being bounded and described as follows: Beginning at the Northwest corner of Lot 6, Block 2, said RESURVEY OF NORTHCREST, being also a point on the South line of NE Briarcliff Road, as now established; thence South 89°22'02" East, along said South line, 145.33 feet; thence South 0°37'58" West, 10.00 feet; thence South 89°22'02" East, continuing along said South line, 104.14 feet to a point on the South prolongation of the West line of the aforementioned Lots 7, 8, 9, 10 & 11, Block 11, DUNDEE HILLS; thence North 0°28'09" East, along said West line and its South prolongation thereof, 220.00 feet; thence South 89°22'02" East, 125.00 feet to a point on the West Right of Way line of N. Oak Street Trafficway, as now established; thence South 0°28'09" West, along said Right of Way line, 440.99 feet to a point in the Centerline of vacated NE Cliff Lane; thence North 65°12'00" West, along said Centerline, 126.96 feet; thence South 33°49'55" West, 199.37 feet to the Southeast corner of Lot 2, Block 2, said RESURVEY OF NORTHCREST; thence North 60°18'40" West, along the Southwesterly line of said Lot 2, 80.00 feet to the Southwest corner of Lot 3, said Block 2; thence North 47°31'00" West, along the Southwesterly line of Lots 3, 4, and 5, said Block 2, 220.00 feet to the most Southerly corner of Lot 6, said Block 2; thence North 1°15'21" West, along the West line of said Block 2, 100.00 feet to the Point of Beginning. Containing 3.12 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:

MNSB - 42

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, including, but not limited to underground pipes and conduits, pad mounted transformers, service pedestals, over 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 reasonable 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.

RIGHT OF ENTRANCE: The right of ingress and egress and travel along any street, drive, or open space 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 lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail, provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

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

CITY PLAN COMMISSION

Approved _____ Chairman

Secretary-Richard K. Duncan

PUBLIC WORKS

Approved 8-29-89

City Engineer-Dennis G. Gunter

Approved 8-29-89

Director-George L. Satterlee

890596

Entry Number

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 890596 duly authenticated as passed this 7th day of September, 1989.

Mayor-Richard Berkley

City Clerk-Catherine T. Roche

IN TESTIMONY WHEREOF: METRO NORTH STATE BANK, a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 21 day of August, 1989.

METRO NORTH STATE BANK

David B. Feingold
President

Margaret Boeley
Vice President and Cashier

STATE OF MISSOURI }
COUNTY OF CLAY } SS:

Be it remembered that on this 21 day of August, 1989, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came David B. Feingold and Margaret Boeley, to me personally known, who being duly sworn by me, did say that they are President and Vicepresident/Cashier, respectively, of METRO NORTH STATE BANK, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that said David B. Feingold and Margaret Boeley acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in Clay County, Missouri, on the date herein last above written.

My commission expires: June 5, 1990

Notary Public

This plat and survey of MNSB - 42 were executed by R.L. Buford & Associates, Inc., 7211 NW 63rd St., Suite 160, Kansas City, Missouri 64152

I HEREBY CERTIFY: that the plat of MNSB - 42 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.

8-14-89
Date

Signed: Robert L. Buford, LS - 1063

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