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STATE OF MO.
CLAY COUNTY
RECORDER

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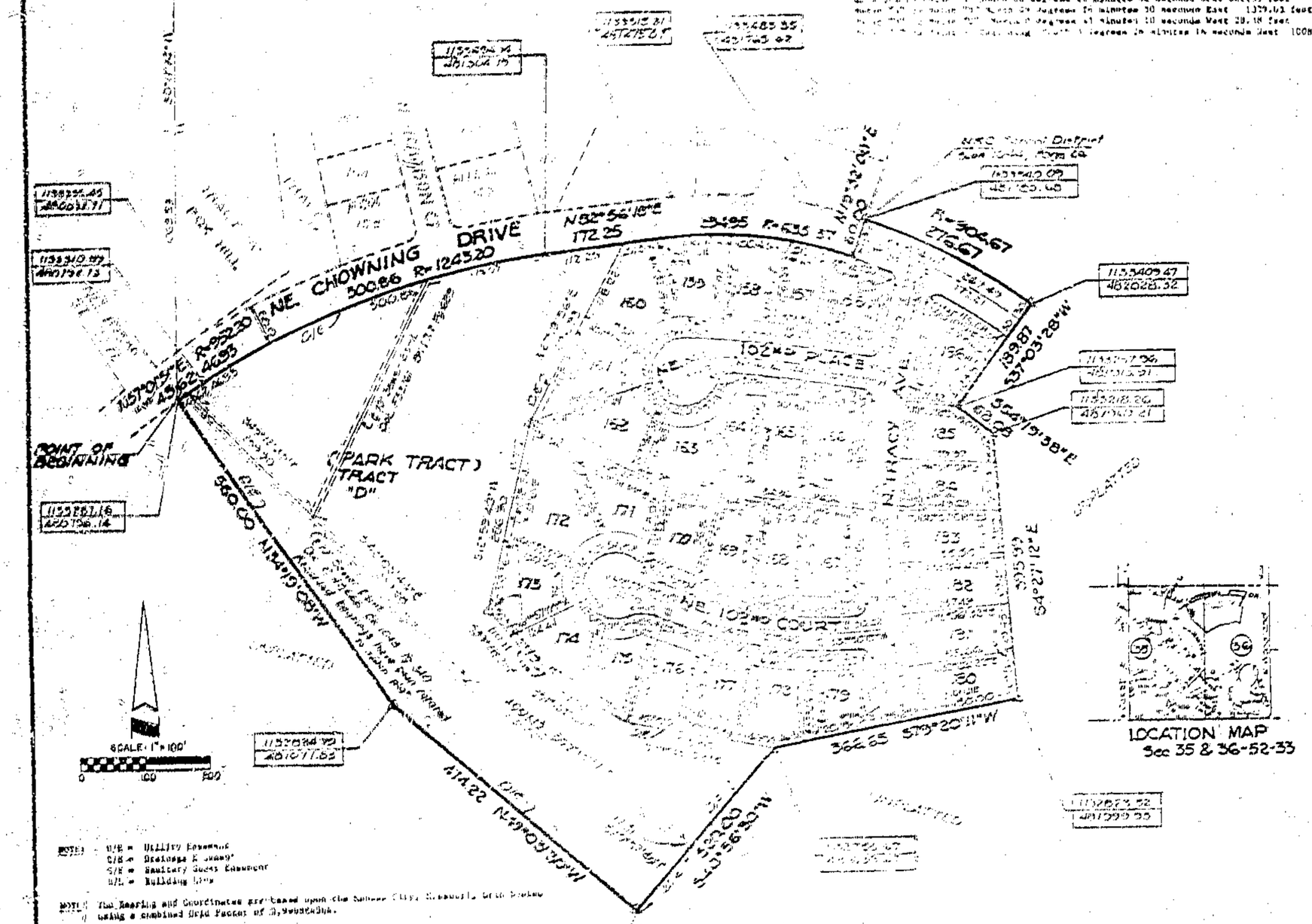
RECORDER OF DEEDS

By Linda Sowards
Deputy

FOX HILL FOURTH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



NOTES: U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
B/L = Building Line

NOTE: The Bearing and Coordinates are based upon the Kansas City, Missouri, Grid System using a combined Grid Factor of .9996482.

NOTE: ▲ Monuments Numbered to be set.

NOTE: Monumentation and lot Corners will be set after construction of Streets and Utilities.

NOTE: No Vehicular Access shall be permitted on Lots 156 thru 160 to NE. Chowning Drive.

I hereby certify that the plat of FOX HILL FOURTH PLAT 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 subdivision to the best of my professional knowledge and belief.

DATE: April 1990

Sam A. Aylett LS 2012

AYLETT SURVEY COMPANY
7209 N. GRAND
GLADSTONE, MISSOURI 64118 (816) 436-0732

65478

DESCRIPTION: This is a subdivision of part of the Northeast Quarter of Section 35 and part of the Northwest Quarter of Section 36, Township 52 North, Range 33, Kansas City, Clay County, Missouri, described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 35; a distance of Section 351 thence South 89 degrees 48 minutes 44 seconds East along the North line of the Northeast Quarter of said Section 35, a distance of 2037.67 feet; thence South 0 degrees 11 minutes 14 seconds West, a distance of 1049.59 feet to a point on the South line of NE. Chowning Drive, said point being the point of beginning of the tract of land herein to be described; thence North 57 degrees 01 minutes 51 seconds East along the South line of NE. Chowning Drive and along a curve to the right, having a radius of 635.37 feet, an arc distance of 43.62 feet; thence Northeasterly along the South line of NE. Chowning Drive, a distance of 172.25 feet; thence Easterly along the South line of NE. Chowning Drive and along a curve to the right, having the last described curve as a tangent, having a radius of 912.20 feet, an arc distance of 96.93 feet to a point of compound curvature; thence Northeasterly along the South line of NE. Chowning Drive and along a curve to the right, tangent to the last described curve; having a radius of 1243.20 feet, an arc distance of 240.86 feet; thence North 2 degrees 34 minutes 18 seconds East, along the South line of NE. Chowning Drive, a distance of 172.25 feet; thence Easterly along the South line of NE. Chowning Drive and along a curve to the right, having the last described curve as a tangent, having a radius of 635.37 feet, an arc distance of 596.95 feet; thence North 19 degrees 32 minutes 36 seconds East, a distance of 60.00 feet to the Southeasterly corner of Lot 111 of FOX HILL THIRD PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence Southeasterly along a curve to the right, along the Southwesterly line of a tract of land conveyed to North Kansas City School District of Clay County, Missouri, by Document No. G 45703 in Book 1044 at Page 280, having a radius of 904.67 feet, an arc distance of 276.67 feet; thence South 37 degrees 03 minutes 28 seconds West, a distance of 189.87 feet; thence South 54 degrees 19 minutes 38 seconds East, a distance of 58.08 feet; thence South 4 degrees 27 minutes 17 seconds East, a distance of 395.99 feet; thence South 79 degrees 20 minutes 11 seconds West, a distance of 320.60 feet; thence North 49 degrees 03 minutes 30 seconds West, a distance of 366.65 feet; thence South 40 degrees 56 minutes 30 seconds West, a distance of 474.22 feet; thence North 34 degrees 19 minutes 08 seconds West, a distance of 160.00 feet to the point of beginning.

The above described tract of land contains 18.79 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall be known as "FOX HILL FOURTH PLAT".

PARK LAND: The land shown and designated as Tract "D" is hereby devoted for park and recreation purposes as approved by the Board of Park and Recreation Commissioners by Resolution No. 20806 adopted, July 5, 1988. Said dedication is pursuant to Section 31.22, Code of General Ordinances as amended and in accordance with terms and conditions of Ordinance No. 20806 passed July 5, 1988. Said Tract "D" contains 7.38 Acres and is in excess of parkland required. The excess of parkland will be applied to future plats.

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, sewer, 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 of 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 obstructions to interfere with the agents and employees of Kansas City, Missouri and its franchised utilities from going upon said easement and be 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.

STREETS: Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

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 the line and the street line.

IN TESTIMONY WHEREOF: Tower Properties Company, a Corporation in the State of Missouri has caused these presents to be signed by its President or Vice-President, attested by its Secretary and its Corporate Seal to be affixed this 17th day of April, 1990.

TOWER PROPERTIES COMPANY

Russell V. Baltia, Jr., President Vice-President

Charles A. Wittmer, Jr. Secretary

STATE OF MISSOURI
COUNTY OF CLAY ss:

On this 17th day of April, 1990, before me appeared Russell V. Baltia, Jr., to me personally known who being by me duly sworn did say that he is the Executive Vice-President of Tower Properties Company and that the seal affixed to this instrument is the corporate seal of said Tower Properties Company and that this instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that said Russell V. Baltia, Jr., 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, the day and year last above written.

My Commission Expires: Feb 17, 1992

NOTARY PUBLIC

CITY PLAN COMMISSION

Approved: June 21, 1990

Chairman: J.H. Service

Secretary: William O. Hartman

PUBLIC WORKS

Approved: April 23, 1990

For City Engineer: Dennis O. Garner

Approved: April 23, 1990

Director: George A. Lefebvre

ENTRY NO. 900103

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. 65-128 duly authenticated as passed this 3rd day of May, 1990.

MAYOR: Richard L. Berkley

CITY CLERK: Catherine T. Roche

Declaration of Restrictions C 66415
filed 5-22-90 in Book 1972 Page 417

4/25/1990
Filed-Plat

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