G 69301

By Mary Merriott
Deputy

65285

NORTH HAMPTON

FIRST PLAT
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

This is a survey and subdivision of all that part of the Southwest Quarter of Section 27 and the part of the Northwest Quarter of Section 27, all in Township 52, Range 32 in Kansas City, Clay County, Missouri, being more particularly described as follows:

Beginning at the Southwest corner of the Southeast Quarter of said Section 27; thence South 87°35'09" East along the South line of said Southeast Quarter, 277.46 feet; thence North 0°23'17" East, a distance of [illegible] feet to a point of intersection with the Northwesterly prolongation of the centerline of that certain sewer easement recorded in Document No. [illegible]; thence [illegible] 74°40'24" East along said Northwesterly prolongation and along said centerline, [illegible] no longer along said centerline, a distance of 458.01 feet; thence South [illegible] feet; thence South 44°48'10" West, 95.41 feet; thence South 24°11'[illegible] Southwesterly, Southerly, and Southwesterly along a curve to the left, tangent to the last described course, [illegible] a central angle of 01°30'10", an arc distance of 73.56 feet; thence [illegible] Southwesterly along a curve to the left, having an initial tangent bearing of North [illegible] of 90°00'00", an arc distance of 73.06 feet; thence South 67°45'00" West, a distance [illegible] Southeasterly along a curve to the left, tangent to the last described course, [illegible] an arc distance of 74.93 feet; thence South 63°36'08" West, 50.06 feet; thence Northwesterly, Westerly and Southwesterly [illegible] the right, having a initial tangent bearing of North 79°07'16" West, a radius of [illegible] feet and a central angle of [illegible] of 24.43 feet to a point of compound curvature; thence Southwesterly along a curve to the right, having a [illegible] described curve, a radius of 460 feet and a central angle of 20°30'19", an arc distance of [illegible] feet; thence [illegible] tangent to the last described curve, 70.06 feet; thence Southwesterly, Southerly, and Southeasterly along a curve to the left, tangent to the last described course, having a radius of 16 feet and a central angle of 92°00'00", an arc distance of 25.96 feet; thence South 37°09'22" West, normal to the last described course, 70 feet to a point on the Northeasterly right-of-way line of Missouri State Highway Route No. 291 (NE. Cookingham Drive), as now established; thence North 52°50'38" West along said Northeasterly right-of-way line, [illegible] feet to a point on the West line of the Northeast Quarter of said Section 33; thence North 0°36'47" East along said West line, [illegible] feet to the Southwest corner of the Southeast Quarter of said Section 27 and the point of beginning. Containing 31.[illegible] 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 "NORTH HAMPTON FIRST PLAT".

The streets and highway shown on this plat and not heretofore dedicated to public use 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, their successors and assigns, Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, steam, sewer, electric, telephone, cable TV and surface drainage, including, but not limited to, underground pipes and conduits, poles, wires, cables, conduits and other equipment, and all other facilities deemed by any or all of them upon, over, under and along the areas of land designated on the plat hereof as "utility easement" or "U.E." Provided, however, that if any such easement is granted across a lot or lots which are designated on the plat hereof for a particular purpose, the use thereof shall be limited to that purpose only. [illegible] all obstructions which would interfere with the construction or reconstruction and maintenance of said facilities in said easement. No structure of any kind shall be built, erected or maintained upon said easement, except such as may be approved by the Director of Water and Pollution Control as to water and sewer easements, and specifically there shall not be built, erected or maintained any structure, fence, shrubbery, trees, grass, plantings and other growth which may interfere with the use and maintenance of said facilities, or which may change the direct flow of drainage in the easement. Nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and of the companies using said easement, ingress and egress over the premises adjacent to said easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the natural earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works or his designee as to utility easements and/or the Director of Water and Pollution Control as to water and sewer easements.

~~RIGHT OF ENTRANCE: The right of entrance and egress in travel along any streets or drives across the boundaries of the property hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, delivery of mail, parcels and express, and sewer lines, collection of garbage and refuse and to the United States Postal Service, the delivery of mail, parcels, express. However, such right of ingress and egress does not include any obligation or liability for any damage to any property or any injury to any person arising out of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability for the exercise of such rights.~~

In testimony whereof, Northwest Land Co., Inc., a Missouri corporation has, by authority of its Board of Directors, caused these presents to be signed by its President, attested by its Secretary and its corporate seal to be hereto affixed this 14th day of February, 1990.

NORTHWEST LAND CO., INC.

Attest: Steven L. Edwards, Vice President & Secretary

Timothy D. Harris, President

STATE OF MISSOURI }
COUNTY OF CLAY } SS

Be it remembered that on this 14th day of February, 1990, before me, a notary public, appeared Timothy D. Harris, to me personally known, who being by me duly sworn, did say that he is President of Northwest Land Co., Inc., a Missouri corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said Timothy D. Harris 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 in my office the day and year last above written.

My commission expires Feb. 6, 1994.

Rhonda J. Hamilton

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

CITY PLAN COMMISSION

Approved _____

Chairman - W.M. Service

Secretary - Richard L. Duncan

PUBLIC WORKS DEPARTMENT

Approved 3-6-90

City Engineer - Curtis L. Gunter

Approved 3/6/90

Director - George L. Patterles

Entry No. 900097

COUNCIL

This is to certify that the within plat was submitted to and approved by the council of Kansas City, Missouri, by Ordinance No. 900097 duly authenticated as passed this 22nd day of March, 1990.

Mayor - Richard L. Berkley

City Clerk - Catherine L. Hochu

Declaration of Restrictions filed 6-13-90
G69303 Book R77 - Page 483

4/25/1990
Filed - Plat

TUTTLE-AYERS-WOODWARD CO.
A DIVISION OF SHAFER, KLINE & WARREN, P.A.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - LANDSCAPE ARCHITECTS
KANSAS CITY, MISSOURI

Restricted G-69303
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Filed 6-13-90

SEE BOOK 107 PAGE 34

I HEREBY CERTIFY that this plat of NORTH HAMPTON, FIRST PLAT, 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 platting of subdivision to the best of my professional knowledge and belief.

Feb 21, 1990
Date

Surveyor

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