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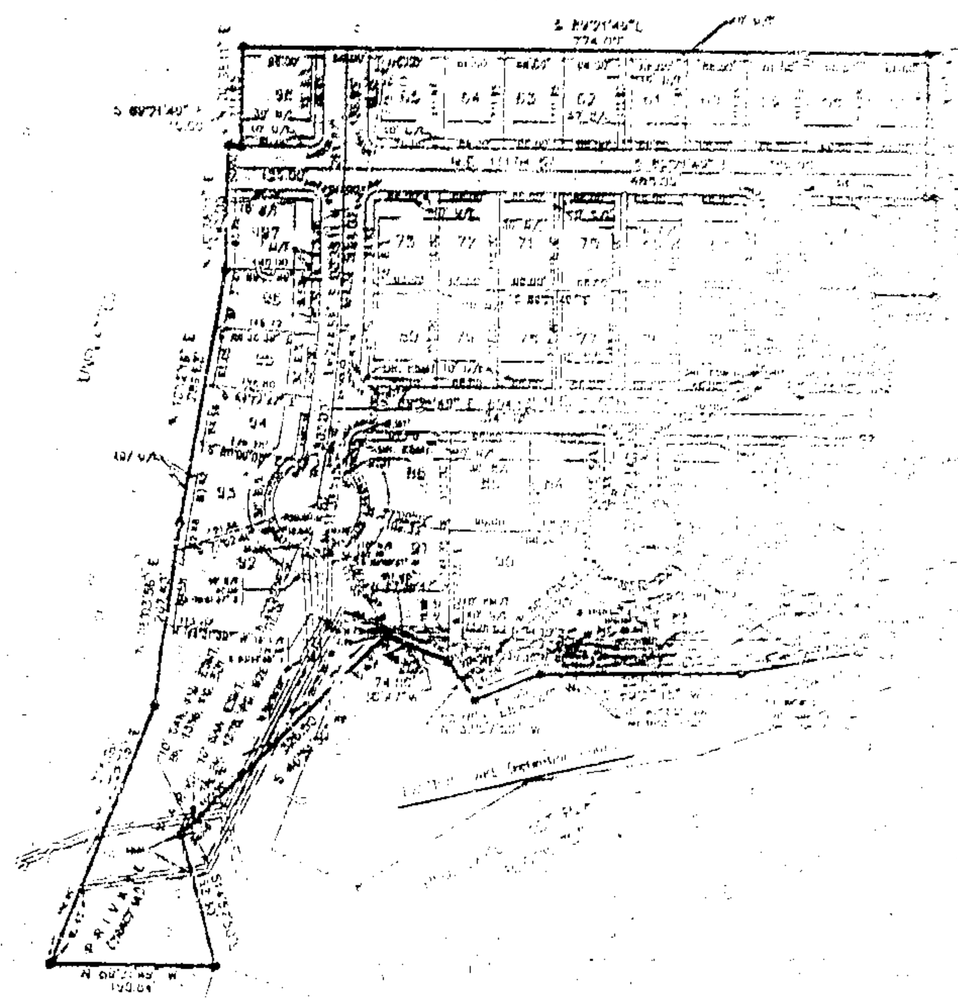
Clay County, Missouri
Land Survey Document

G 7595

PLAT OF
PINE LAKE – 2ND PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI
SEC. 26 TWP. 52 RNG. 33

POINT OF BEGINNING



N.E. COR. OF N.W. 1/4
SEC. 26, TWP. 52, RNG. 33
FOUND BRASS CAP

GRADE POINT	ELEV.	V.C.T.	GRD. BRK.
[illegible]			
[illegible]			X
[illegible]	303.93	40'	
[illegible]	309.42	75'	
[illegible]	310.26	50'	
[illegible]	313.16	50'	
[illegible]			
[illegible]	308.24		X
[illegible]	305.59	50'	
[illegible]	305.04		X
[illegible]	307.09	50'	
[illegible]	306.94	50'	
[illegible]	299.44	20'	
[illegible]			
[illegible]	311.40	40'	
[illegible]	312.78		X
[illegible]	312.17	15'	
[illegible]	308.36	50'	
[illegible]			
[illegible]	304.13		
[illegible]	305.84		X
[illegible]			
[illegible]	310.47		
[illegible]	315.10	50'	
[illegible]	306.55	50'	

LOCATION MAP
NOT TO SCALE

DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 52, RANGE 33, KANSAS CITY, CLAY COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE S 00° 32' 47" W ON THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 363.40 FEET; THENCE N 89° 21' 40" W PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 33, BLOCK A, PINE LAKE 1ST PLAT, ACCORDING TO THE RECORDED PLAT THEREOF, SAID CORNER BEING THE POINT OF BEGINNING ON THE TRACT OF LAND TO BE DESCRIBED; THENCE S 00° 38' 11" W ON THE WESTERLY LINE OF SAID PINE LAKE 1ST PLAT A DISTANCE OF 161.00 FEET; THENCE S 89° 21' 40" E CONTINUING ON SAID WESTERLY LINE A DISTANCE OF 12.00 FEET; THENCE S 00° 38' 11" W CONTINUING ON SAID WESTERLY LINE A DISTANCE OF 70.00 FEET; THENCE N 89° 21' 40" W ON SAID WESTERLY LINE A DISTANCE OF 20.00 FEET; THENCE S 00° 38' 11" W ON SAID WESTERLY LINE A DISTANCE OF 110.00 FEET; THENCE N 89° 21' 40" W ON SAID WESTERLY LINE A DISTANCE OF 7.95 FEET; THENCE S 04° 38' 11" W ON SAID WESTERLY LINE A DISTANCE OF 240.00 FEET; THENCE S 89° 34' 18" W ON SAID WESTERLY LINE A DISTANCE OF 127.55 FEET; THENCE S 89° 37' 15" W ON SAID WESTERLY LINE A DISTANCE OF 225.35 FEET; THENCE N 68° 43' 41" W ON SAID WESTERLY LINE A DISTANCE OF 81.03 FEET; THENCE N 33° 57' 50" W ON SAID WESTERLY LINE A DISTANCE OF 63.58 FEET; THENCE N 77° 30' 47" W ON SAID WESTERLY LINE A DISTANCE OF 74.00 FEET; THENCE S 45° 31' 30" W ON SAID WESTERLY LINE A DISTANCE OF 338.50 FEET; THENCE S 14° 57' 50" E ON SAID WESTERLY LINE A DISTANCE OF 157.30 FEET TO THE SOUTHWESTERLY CORNER OF SAID PINE LAKE 1ST PLAT; THENCE N 89° 21' 40" W A DISTANCE OF 190.84 FEET; THENCE N 22° 38' 15" E A DISTANCE OF 314.08 FEET; THENCE N 05° 03' 35" E A DISTANCE OF 207.40 FEET; THENCE N 10° 32' 19" E A DISTANCE OF 289.63 FEET; THENCE N 00° 38' 11" E A DISTANCE OF 140.00 FEET; THENCE S 89° 21' 40" E A DISTANCE OF 15.00 FEET; THENCE N 00° 38' 11" E A DISTANCE OF 41.95 FEET; THENCE S 89° 21' 40" E PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 A DISTANCE OF 774.00 FEET TO THE POINT OF BEGINNING. CONTAINS 13.49 ACRES MORE OR LESS.

DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT AND THE SUBDIVISION SHALL HEREAFTER BE KNOWN AS:
"PINE LAKE – 2ND PLAT".

EASEMENT:
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 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 RE-CONSTRUCTION AND PROPER, SAFE AND/OR 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 LAND 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 AND DIRECTOR OF WATER AND POLLUTION CONTROL AS APPLICABLE.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING 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.

PARKLAND:
THE PRIVATE PARK AS SHOWN ON THIS PLAT IS HEREBY DEDICATED IN LIEU OF PUBLIC PARK PURSUANT TO SECTION 21.32 [illegible] CODE OF GENERAL ORDINANCES AS AMENDED AND MAINTAINED IN ACCORDANCE WITH DECLARATIONS RECORDED HEREWITH (TRACT W).

IN TESTIMONY WHEREOF: PINE LAKE DEVELOPMENT COMPANY, INC., LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS [illegible] DAY OF [illegible], 19[illegible]

BY _____ LEE SMITH – PRESIDENT BY _____ ART HAUMEN – SECRETARY

STATE OF MISSOURI
COUNTY OF CLAY } SS:

ON THIS [illegible] DAY OF [illegible], 19[illegible], BEFORE ME APPEARED LEE SMITH AND ART HAUMEN, TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN, DID SAY THAT THEY ARE PRESIDENT AND SECRETARY OF PINE LAKE DEVELOPMENT COMPANY, INC., A MISSOURI CORPORATION; AND THAT THE SEAL AFFIXED TO THIS INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THIS INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT [illegible] LEE SMITH AND ART HAUMEN 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 OFFICIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ _____ NOTARY PUBLIC

CITY PLAN COMMISSION
APPROVED: _____
J. R. JENNISS, CHAIRMAN
_____
WILLIAM C. HARMAN, SECRETARY

PUBLIC WORKS
APPROVED: [illegible] Jan 28, 19[illegible]
BONNIE C. CONTER, CITY ENGINEER
_____
GEORGE L. HATHALEE, DIRECTOR

_____ ENTRY NO.

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. [illegible] DULY AUTHENTICATED AS PASSED THIS [illegible] DAY OF [illegible], 19[illegible]

_____ RICHARD L. BERKLEY, MAYOR _____ CATHERINE T. ROCHA, CITY CLERK

THIS PLAT AND THE SURVEY OF PINE LAKE – 2ND PLAT WERE EXECUTED BY KAW VALLEY ENGINEERING & DEVELOPMENT, P.O. BOX 14229, 3207 N.W. CROOKED RD., PARKVILLE, MISSOURI 64152.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY: THAT THE PLAT OF PINE LAKE – 2ND PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY 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, THE STATE OF MISSOURI. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

_____ RICHARD L. SHEETS, LS #2253 DATE _____

[illegible]