Clay County, Missouri
Land Survey Document

SOUTH OAKS COURT

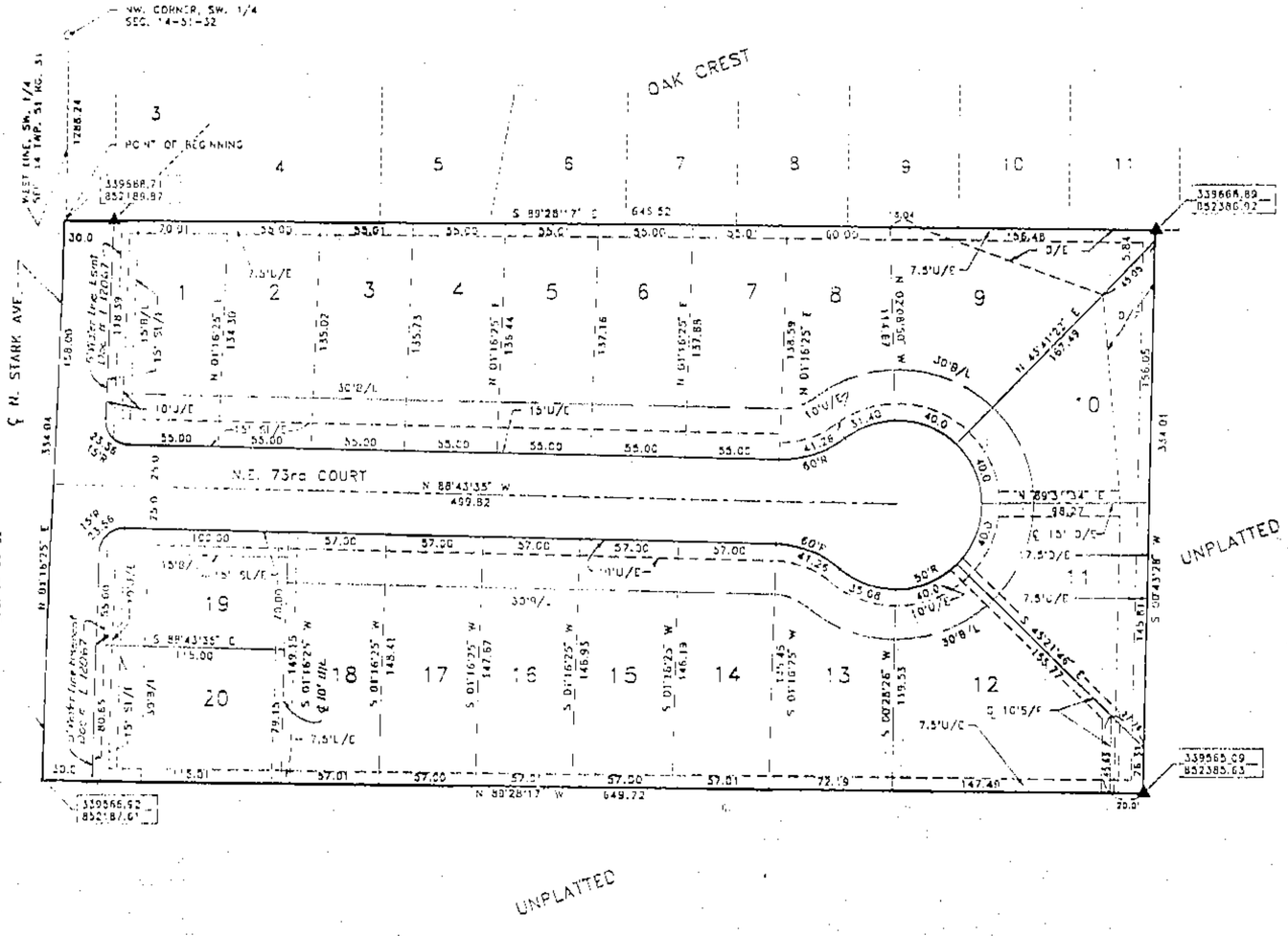
A SUBDIVISION IN KANSAS CITY
Clay County, Missouri

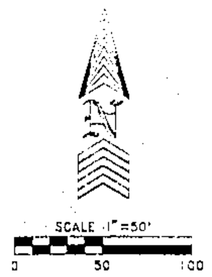
AUG 1 - '92 L 40207

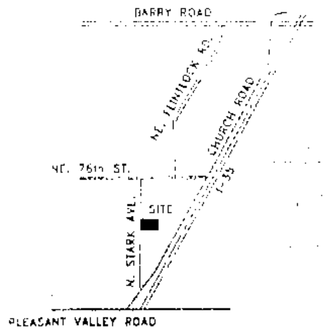
STATE OF MO.
CLAY COUNTY
RECORDED
92 JUL 11 P 3:09
BOOK 8 PAGE 1
BARRY F. KOBERLY
RECORDER OF DEEDS
By Mary Manuel Deputy

STREET GRADES

			ELEV.	VCT
NORTH STARK AVENUE				
225.0 feet South of the South line of NE. 73rd Court		PVC	147.32	
175.0 feet South of the South line of NE. 73rd Court		PV	141.27	50.0
152.94 feet South of the South line of NE. 73rd Court	SOUTH PLAT LINE		140.97	
133.0 feet South of the South line of NE. 73rd Court		PVT		
23.0 feet South of the South line of NE. 73rd Court		PVC	139.11	
25.0 feet North of the South line of NE. 73rd Court	CENTERLINE OF NE. 73rd CT.	PVI	138.39	50.0
25.0 feet North of the North line of NE. 73rd Court		PVT	137.69	
133.0 feet North of the North line of NE. 73rd Court	NORTH PLAT LINE		136.81	
NE. 73rd COURT				
Centerline of N. Stark Ave.			136.45	
30.0 feet East of the East line of N. Stark Avenue		PVI	137.21	30.0
170.0 feet East of the East line of N. Stark Avenue		PVI	120.41	75.0
320.0 feet East of the East line of N. Stark Avenue		PVI	113.95	50.0
469.82 feet East of the East line of N. Stark Avenue	CENTER OF CUL-DE-SAC		112.01	







Location Map

DESCRIPTION: All that part of the Southwest Quarter of Section 14, Township 51, Range 32 in the City of Kansas City, Clay County, Missouri, described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 14; thence South 01 degree 16 minutes 25 seconds West along the West line of the Southwest Quarter of said Section 14, a distance of 1285.24 feet to the point of beginning of the tract of land herein to be described; thence South 89 degrees 28 minutes 17 seconds East along the South line of OAK CREST FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri, a distance of 646.52 feet; thence South 0 degrees 43 minutes 28 seconds West, a distance of 334.01 feet; thence North 89 degrees 28 minutes 17 seconds West, a distance of 649.72 feet to the West line of the Southwest Quarter of said Section 14; thence North 01 degree 16 minutes 25 seconds East along the West line of the Southwest Quarter of said section 14, a distance of 334.04 feet to the point of beginning of the tract of land herein to be described. The above described tract of land contains 4.97 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall be known as "SOUTH OAKS COURT".

EASEMENT DEDICATION: 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 easements (U/E). Where other easements are designed 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 reasonably necessary in exercising the rights granted by the easements. 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 as thoroughfares, 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 this line and the street line.

PARK LAND: The developer elects to pay the City of Kansas City, Missouri, a sum of Two Thousand Twenty Six Dollars and Four Cents ($2,026.04), in lieu of required park land dedication, pursuant to Section 31.32, Code of General Ordinances, as amended.

IN TESTIMONY WHEREOF: North Shore Development Company, has caused these presents to be signed by its President, attested by its Secretary and its corporate seal to be affixed this 10 day of June, 1992.

NORTH SHORE DEVELOPMENT COMPANY

Arthur A. Schiller, Jr. President — Secretary

STATE OF MISSOURI } s.s.
COUNTY OF CLAY

On this 10th day of June, 1992, before me appeared Arthur A. Schiller, Jr. to me personally known who being by me duly sworn did say that he is President of North Shore Development Company and that the seal affixed to this instrument is the corporate seal of said North Shore Development Company and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Arthur A. Schiller, Jr. acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: March 27, 1996 — NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED: JUL 2 1 1992
CHAIRMAN: Whitney E. Kerr, Sr.
SECRETARY: William C. Hartman

PUBLIC WORKS

APPROVED: 6-10-92
CITY ENGINEER: GURNIE C. GUNTER
APPROVED: June 11, 1992
DIRECTOR: George L. Satterlee
ENTRY NO. 920464

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. 920464 duly authenticated as passed this 23rd day of July, 1992.

MAYOR: Emanuel Cleaver II
CITY CLERK: Catherine T. Rucho

TRAVERSE TABLE
CL-19 N: 340,078.756 E: 851,589.837
CL-19 to point CL-19A South 88 degrees 44 minutes 03 seconds East 1385.787 (Grid Meters)
CL-19A to point "A" North 88 degrees 22 minutes 28 seconds West 434.387 (Grid Meters)
Point "A" to point "B" South 00 degrees 32 minutes 12 seconds West 302.485 (Grid Meters)
Point "B" to Point of Beginning South 01 degree 16 minutes 25 seconds West 392.618 (Grid Meters).

NOTE:
The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, using a grid factor of 0.9999036
All coordinates are in meters.

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement
S/E = Slope Easement

△ Denotes Existing Monument
▲ Denotes Monument to be set after construction of Utilities and Streets.
○ Denotes Existing Iron
● Denotes 1/2" Rebars to be Set with Plastic Caps #2074

PREPARED BY:

AYLEIT SURVEY COMPANY
7200 NORTH GRAND
GLADSTONE MISSOURI 64118 (816) 436-0732
SURVEYORS AND ENGINEERS

I hereby certify that the plat of SOUTH OAKS COURT subdivision is based on an actual survey made by me or under my direct supervision and that such 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 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.

DATE: June 10, 92 — SAM A. AYLEIT LS-2074

STATE OF MISSOURI SAM ANTHONY AYLEIT NUMBER LS-2074 PROFESSIONAL LAND SURVEYOR

SEE BOOK 8141 PAGE 849

20:59A

http://www.ClayCoGov.com