L 16693

911613

BEACON HILL — FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

SHEET 1 OF 2

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:

BEACON HILL FIRST PLAT

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, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENT (U/E). WHEN 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 APPURTENANT USES. AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS, AND FENCES), NOR SHALL THERE BY 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 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.

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.

STREETS:
THE STREETS SHOWN ON THIS PLAT AND HERETOFORE NOT DEDICATED TO PUBLIC USE AS THOROUGHFARES, ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF:
BEACON HILL DEVELOPMENT, LTD., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 6th DAY OF December, 1991.

BEACON HILL DEVELOPMENT, LTD.

RALPH J. DESISTO — PRESIDENT

Nancy Harris Certified — SECRETARY

NOTARY CERTIFICATION:
STATE OF MISSOURI } SS:
COUNTY OF Pole }

BE IT REMEMBERED THAT ON THIS 6th DAY OF December, 1991, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME RALPH J. DESISTO, TO ME AS PERSONALLY KNOWN, WHO BEING DULY SWORN BY ME, DID SAY THAT HE IS PRESIDENT AND SECRETARY, RESPECTIVELY, OF BEACON HILL DEVELOPMENT, LTD., AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID RALPH J. DESISTO ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

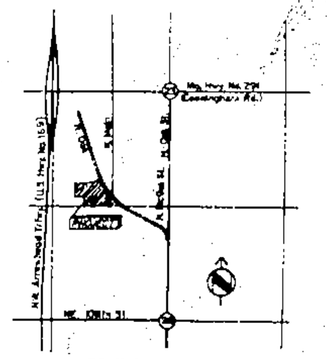
IN WITNESS WHEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DATE HEREIN LAST ABOVE WRITTEN.

MARSA L. WEST
Notary Public - State of Missouri
Commissioned in Pike County
My Commission Expires Apr 14, 1995

MY COMMISSION EXPIRES Apr 14, 1995 — NOTARY PUBLIC

THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI A SUM OF $4,215.29 IN LIEU OF REQUIRED PARK LAND DEDICATING FOR FORTY TWO (42) SINGLE FAMILY UNITS, PURSUANT TO SECTION 31.32, CODE OF GENERAL ORDINANCES AS AMENDED.

SEE BOOK ___ PAGE ___



LOCATION MAP

CITY OF KANSAS CITY:

CITY PLAN COMMISSION	PUBLIC WORKS	COUNCIL
APPROVED ___	APPROVED 12-26-91	THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI BY ORDINANCE NO. 911613, DULY AUTHENTICATED AS PASSED THIS 30 DAY OF December, 1991
CHAIRMAN — WHITNEY KERR, SR.	CITY ENGINEER — GURNIE C. GUNTER	
	APPROVED 12-26-91	
SECRETARY — WILLIAM G. HARTMAN	DIRECTOR — GEORGE L. SATTERLEE	MAYOR — EMANUEL CLEAVER, II
	91060 ENTRY NUMBER	CITY CLERK — CATHERINE T. ROCHA

STREET GRADES:

	GRADE POINT	ELEV.	V.C.T.
	N. W. 112TH STREET - NORTH MAIN		
877.10	FT EAST AND SOUTH OF EAST RIGHT-OF-WAY LINE OF N. WYANDOTTE (SOUTH LINE OF PLAT)	318.00	---
807.17	FT EAST AND SOUTH OF EAST RIGHT-OF-WAY LINE OF N. WYANDOTTE	324.07	69.93
517.08	FT EAST OF EAST RIGHT-OF-WAY LINE OF N. WYANDOTTE	329.87	150.00
257.08	FT EAST OF EAST RIGHT-OF-WAY LINE OF N. WYANDOTTE	324.87	50.00
13.00	FT EAST OF EAST RIGHT-OF-WAY LINE OF N. WYANDOTTE	318.16	25.00
30.00	FT WEST OF EAST RIGHT-OF-WAY LINE OF N. WYANDOTTE	319.06	---
13.00	FT WEST OF WEST RIGHT-OF-WAY LINE OF N. WYANDOTTE	318.16	25.00
112.00	FT WEST OF WEST RIGHT-OF-WAY LINE OF N. WYANDOTTE	314.67	---
	N. W. 111TH TERRACE		
11.00	FT EAST OF WEST RIGHT-OF-WAY LINE OF N. MAIN	324.62	---
14.00	FT WEST OF WEST RIGHT-OF-WAY LINE OF N. MAIN	324.10	25.00
93.35	FT WEST OF WEST RIGHT-OF-WAY LINE OF N. MAIN	323.31	25.00
165.65	FT WEST OF WEST RIGHT-OF-WAY LINE OF N. MAIN	321.16	---
	N. WYANDOTTE		
162.50	FT SOUTH OF NORTH RIGHT-OF-WAY LINE OF N. W. 112TH STREET (SOUTH LINE OF PLAT)	313.56	---
165.00	FT NORTH OF NORTH RIGHT-OF-WAY LINE OF N. W. 112TH STREET	326.66	125.00
410.85	FT NORTH OF NORTH RIGHT-OF-WAY LINE OF N. W. 112TH STREET (NORTH LINE OF PLAT)	316.33	---
	N. W. 112TH TERRACE		
495.39	FT EAST OF THE WEST LINE OF PLAT	326.63	---
470.39	FT EAST OF THE WEST LINE OF PLAT	326.13	25.00
283.00	FT EAST OF THE WEST LINE OF PLAT	322.11	25.00
140.00	FT EAST OF THE WEST LINE OF PLAT	322.97	---
97.00	FT EAST OF THE WEST LINE OF PLAT	322.11	25.00
	WEST LINE OF PLAT	324.44	---
	N. NASHUA ROAD		
20.00	FT EAST OF WEST RIGHT-OF-WAY LINE OF N. MAIN	321.20	---
26.91	FT WEST OF WEST RIGHT-OF-WAY LINE OF N. MAIN	324.15	65.59
226.91	FT WEST OF WEST RIGHT-OF-WAY LINE OF N. MAIN	328.43	75.00
303.25	FT WEST OF WEST RIGHT-OF-WAY LINE OF N. MAIN	325.25	---

LEGAL DESCRIPTION:

CONTAINING 621.584 SQ. FT. OR 14.2696 ACRES.

ALL THAT PART OF THE NW 1/4 OF SECTION 26-T.52-R.33; THE SW 1/4 OF SECTION 23-T.52-R.33; LOT 1, NASHUA ACRES; AND VACATED NORTH OAK TRAFFICWAY, KANSAS CITY, CLAY COUNTY, MISSOURI ALL BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SW 1/4, SAID POINT BEING S 89°-20'-46" E, ALONG THE SAID SOUTH LINE, 690.54 FEET FROM THE SW CORNER OF SAID SW 1/4; THENCE N 00°-39'-14" E, 1.62 FEET; THENCE N 89°-20'-46" W, PARALLEL WITH SAID SOUTH LINE, 40.56 FEET; THENCE N 00°-39'-14" E, 320.00 FEET; THENCE S 89°-20'-46" E, 45.00 FEET; THENCE N 00°-39'-14" E, 110.00 FEET; THENCE S 89°-20'-46" E, 70.00 FEET; THENCE N 00°-39'-14" E, 1.96 FEET; THENCE NORTHERLY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 27.14 FEET; THENCE N 86°-30'-26" E, 161.83 FEET; THENCE N 79°-34'-23" E, 46.17 FEET; THENCE N 68°-47'-11" E, 160.38 FEET TO THE WESTERLY LINE OF LOT 1, SAID NASHUA ACRES; THENCE SOUTHERLY, ALONG SAID LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1002.14 FEET AND AN INITIAL TANGENT BEARING OF S 21°-12'-49" E, AN ARC DISTANCE OF 79.37 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 123.60 FEET AND TANGENT TO THE LAST DESCRIBED CURVE, AN ARC DISTANCE OF 143.13 FEET; THENCE N 62°-03'-43" E, 15.89 FEET; THENCE NORTHEASTERLY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 22.29 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTHERLY, PARALLEL WITH AND 60.00 FEET FROM THE SOUTHWESTERLY LINE OF NEW MARK CARE CENTER, A SUBDIVISION IN SAID KANSAS CITY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 603.70 FEET AND AN INITIAL TANGENT BEARING OF S 03°-04'-12" E, AN ARC DISTANCE OF 618.33 FEET; THENCE S 28°-14'-43" W, 30.03 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH OAK TRAFFICWAY; THENCE S 61°-45'-17" E, ALONG SAID LINE, 60.00 FEET FROM THE CENTERLINE THEREOF, 540.94 FEET; THENCE N 28°-14'-43" E, CONTINUING ALONG SAID LINE, 20.00 FEET; THENCE S 61°-45'-17" E, CONTINUING ALONG SAID LINE, 40.00 FEET FROM THE CENTERLINE THEREOF, 124.67 FEET TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF PINE LAKE 1ST PLAT, A SUBDIVISION IN SAID KANSAS CITY; THENCE N 89°-20'-46" W, ALONG THE NORTH LINE OF SAID PINE LAKE 1ST PLAT AND ITS EASTERLY PROLONGATION, AND THE NORTH LINE OF PINE LAKE 2ND PLAT, 973.60 FEET; THENCE N 00°-39'-14" E, 110.00 FEET; THENCE N 89°-20'-46" W, 52.50 FEET; THENCE N 00°-39'-14" E, 146.72 FEET; THENCE N 68°-50'-25" W, 39.56 FEET; THENCE N 89°-20'-46" W, 453.17 FEET; THENCE N 00°-39'-14" E, 110.88 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION AT THE NOTED LOCATIONS UNLESS INDICATED OTHERWISE ON THIS DRAWING:
   SEMI-PERMANENT MONUMENTATION:
   1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-2379" SET AT BOUNDARY CORNERS MARKED " ● ".
   PERMANENT MONUMENTATION:
   5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-2379" SET AT BOUNDARY CORNERS MARKED " ▲ ".

2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN "O" OR "△", IF NOT TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

3. ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY METRO CONTROL MONUMENT CL-09 USING A COMBINED GRID FACTOR OF 0.9998982. THE FOLLOWING TRAVERSE TABLE REFLECTS THE FIELD TRAVERSE FROM THIS MONUMENT TO THE PLAT SHOWN HEREON:

FROM	TO	BEARING	DISTANCE
KCMO MO. CL-09	TP #1	S 4°-31'-56" E	997.62'
TP #1	POINT TP #2	S 42°-42'-07" W	1080.33'
TP #2	SE COR OF PLAT	S 56°-12'-07" E	302.95'

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

12-18-91
CHARLES E. KUTZ — RLS-2379

Clay County Title Co.

Robert L. Buford • Land Surveyors
7211 N. W. 83RD ST. • SUITE 150 • KANSAS CITY, MO. 64152 • (816) 741-8152

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

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