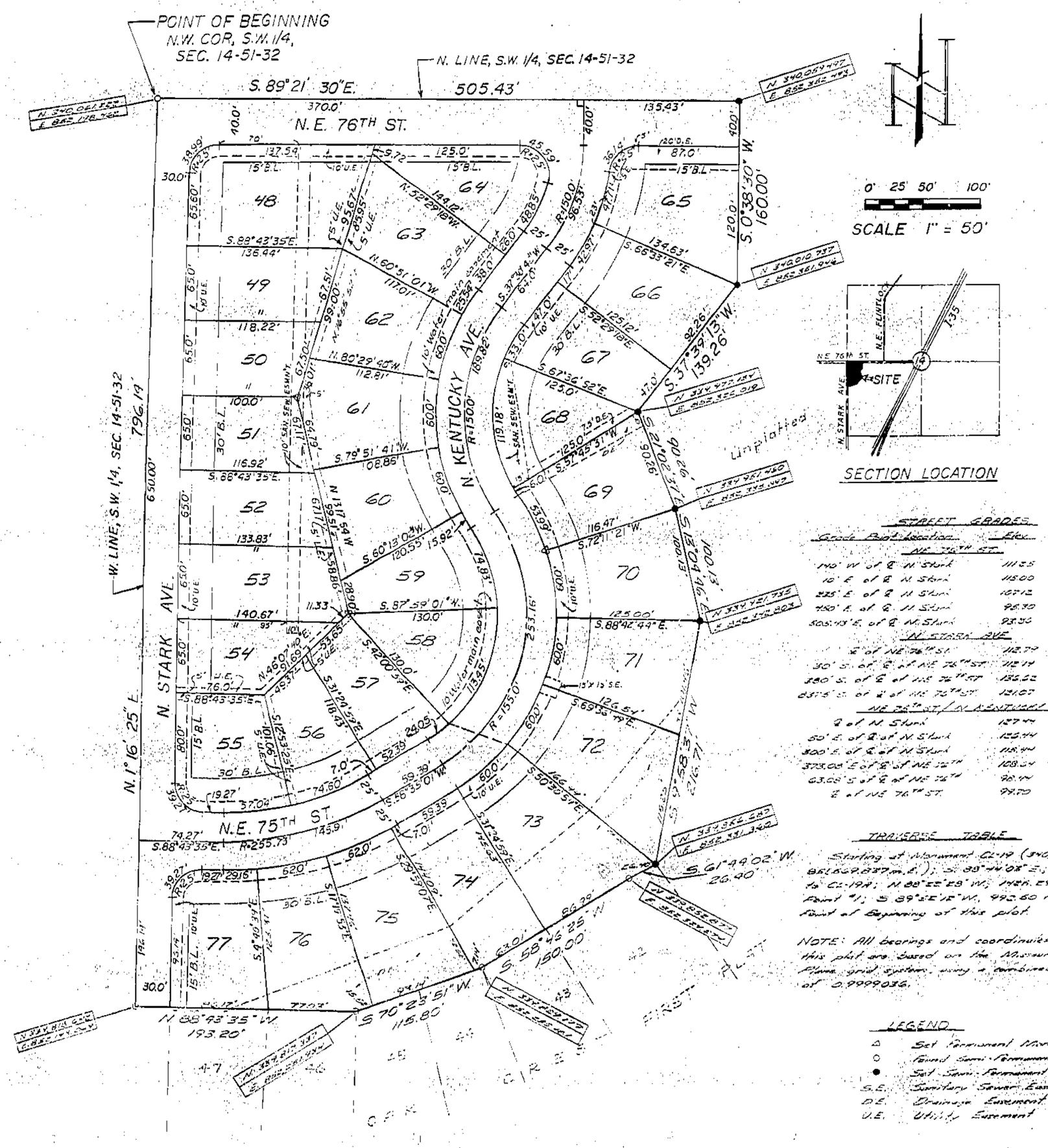
Clay County, Missouri
Land Surveyor Document

L 29959

OAK CREST SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MO.



SECTION LOCATION

STREET GRADES

Grade Point Location	Elev.	V.C.T.
NE 76TH ST.		
140' W of ℄ N Stark	1113.35	None
10' E of ℄ N Stark	1115.00	150'
325' E of ℄ N Stark	1127.12	50'
450' E of ℄ N Stark	1128.30	50'
505.43' E of ℄ N Stark	1128.56	None
N STARK AVE		
℄ of NE 76TH St.	1112.79	None
30' S. of ℄ of NE 76TH ST.	1112.19	15'
280' S. of ℄ of NE 76TH ST.	1102.22	250'
625' S. of ℄ of NE 76TH ST.	1121.07	150' S
NE 75TH ST / N. KENTUCKY		
℄ of N Stark	1127.44	None
50' E. of ℄ of N Stark	1122.44	25'
300' E. of ℄ of N Stark	1118.44	50'
375.00' E of ℄ of NE 75TH	1108.54	25'
675.00' E of ℄ of NE 75TH	1120.14	40'
℄ of NE 75TH ST.	1124.00	None

TRAVERSE TABLE

Starting at Monument C2-19 (340,027.756m.N. 881,629.237m.E.); S. 89°44'08"E, 1,120.92 feet to C2-19A; N 88°22'28"W, 1428.29 feet to Point #1; S 89°32'18"W, 492.60 feet to the Point of Beginning of this plat.

NOTE: All bearings and coordinates shown on this plat are based on the Missouri State Plane grid system, using a combined grid factor of 0.9999036.

LEGEND

- △ Set Permanent Monument
- ○ Found Semi-Permanent Monument
- ● Set Semi-Permanent Monument
- S.E. Sanitary Sewer Easement
- D.E. Drainage Easement
- U.E. Utility Easement

LEGAL DESCRIPTION:

All that part of the Southwest Quarter of Section 14, Township 51, Range 32, Kansas City, Clay County, Missouri described as follows: Beginning at the Northwest corner of the Southwest Quarter of said Section 14; thence South 89 degrees, 21 minutes, 30 seconds East along the North line of said quarter Section, 505.43 feet; thence South 0 degrees, 38 minutes, 30 seconds West, 160.00 feet; thence South 37 degrees, 39 minutes, 13 seconds West, 139.26 feet; thence South 21degrees, 02 minutes, 37 seconds East, 90.26 feet; thence South 13 degrees, 04 minutes, 46 seconds East, 100.13 feet; thence South 5 degrees, 58 minutes, 37 seconds West, 216.71 feet to a point on the North line of OAK CREST FIRST PLAT, a subdivision of land in said City and State, (the following four courses along said North line); thence South 51 degrees, 44 minutes, 02 seconds West, 26.40 feet; thence South 58 degrees, 46 minutes, 25 seconds West, 150.00 feet; thence South 70 degrees, 23 minutes, 51 seconds West, 115.80 feet; thence North 88 degrees, 43 minutes, 35 seconds West, 193.20 feet to a point on the West line of the Southwest quarter of said Section 14; thence North 1 degree, 16 minutes, 15 seconds East along said West line, 796.14 feet to the point of beginning. (containing 8.261 acres)

Dedication

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 OAK CREST SECOND PLAT.

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 of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction of 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 by any obstruction to interfere with 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 this 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: The 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 undersigned proprietor agrees to pay $2,030.06 contribution in lieu of dedicating park land for 30 single family units in satisfaction of Section 31.32, Code of General Ordinances.

IN TESTIMONY WHEREOF: 76th and N. Stark Investors, a Missouri General Partnership has caused these presents to be executed this 2nd day of March, 1992.

76th and N. Stark Investors

Jim O'Laughlin, ~~Managing Partner~~ President Waldmeade, Inc., General Partner

State of Missouri)
) SS
County of Clay)

On this 2nd day of March, 1992, before me appeared Jim O'Laughlin, to me personally known, who being by me duly sworn did say that he is the Managing Partner of 76th and N. Stark Investors, a Missouri General Partnership, and that this instrument was signed in behalf of said Missouri General Partnership, by authority of the Missouri General Partnership agreement and that said Jim O'Laughlin acknowledged said instrument to be the free act and deed of said Missouri General Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial seal in my office in said County and State the day and year last written above.

My Commission expires: April 16, 1992

Notary Public

City Plan Commission
Approved March 17, 1992
Chairman, Whitney E. Kerr, Sr.
Secretary, William C. Marcuss

Public Works
Approved
City Engineer, Gunnie L. Gunter
Approved March 23, 1992
Director, George L. Salterlee

Entry Number 920757

City 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. 920371 and duly authenticated as passed this 7th day of April 1992.
Mayor, Emanuel Cleaver, II
City Clerk, Catherine L. Roch

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I hereby certify that this plat of OAK CREST SECOND PLAT subdivision is based on an actual survey 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 complied with all statues, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Date. Mar. 2, 1992

James M. Farrow L.S. 1658

HANDS • FARROW • WESKIRCH
ENGINEERS
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INDEPENDENCE, MISSOURI 64050
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