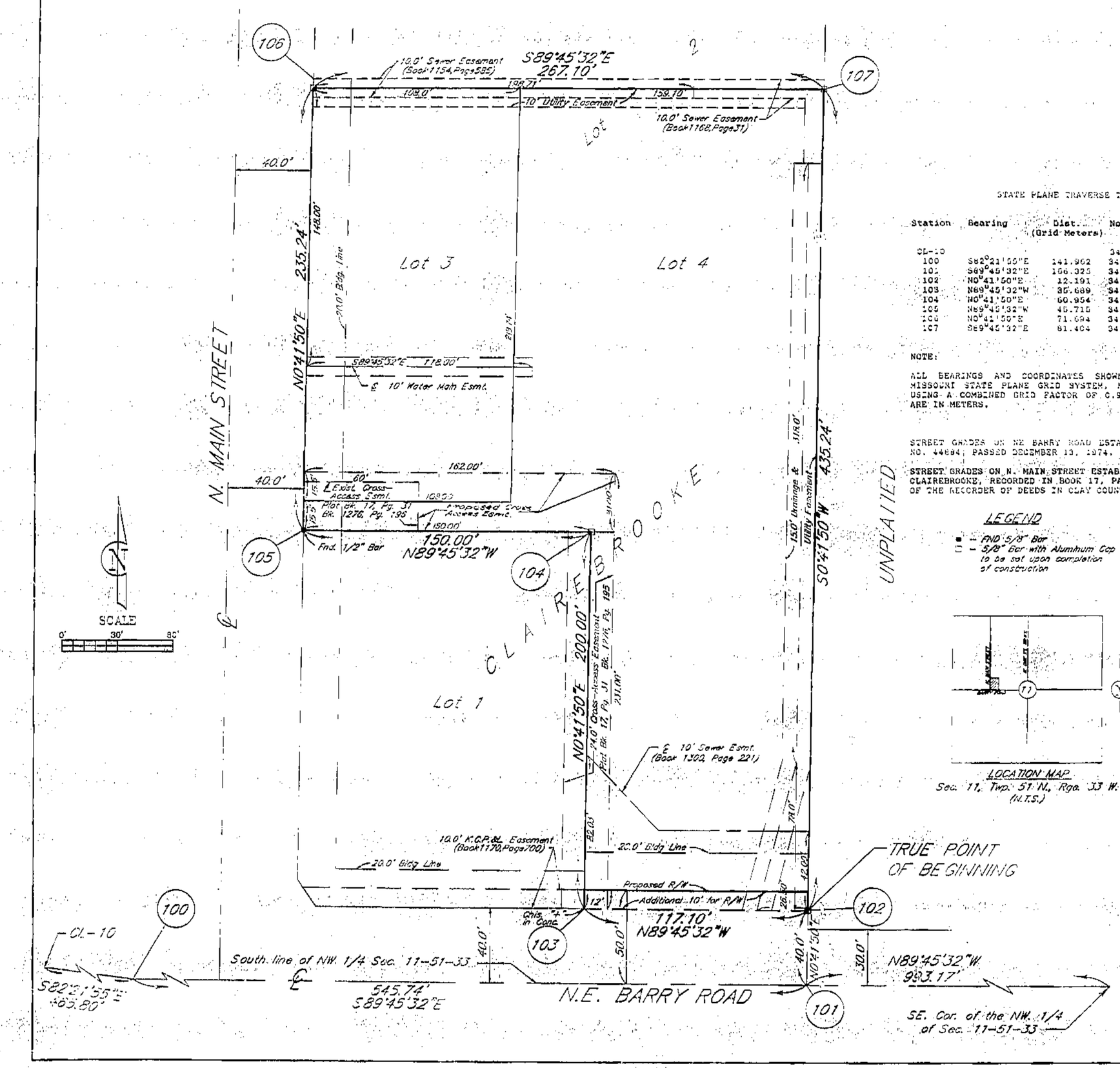
L 30428

STATE OF MO
MY COMMISSION

92 MAR 19 P. 3:25
MARY E. HOBERLY
RECORDER OF DEEDS

CLAIREBROOKE – SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
CL-10			341223.056	842857.930
100	S89°21'55"E	141.962	341204.195	842978.634
101	S89°45'32"E	150.325	341203.495	843144.957
102	N0°41'50"E	12.191	341215.686	843145.106
103	N89°45'32"W	35.689	341215.836	843109.417
104	N0°41'50"E	60.954	341276.785	843110.158
105	N89°45'32"W	45.715	341276.978	843064.444
106	N0°41'50"E	71.694	341348.660	843062.314
107	S89°45'32"E	81.404	341348.524	843143.719

NOTE:

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF 0.9998981. COORDINATES ARE IN METERS.

STREET GRADES ON NE BARRY ROAD ESTABLISHED BY ORDINANCE NO. 44894, PASSED DECEMBER 13, 1974.

STREET GRADES ON N. MAIN STREET ESTABLISHED BY THE PLAT OF CLAIREBROOKE, RECORDED IN BOOK 17, PAGE 31, AT THE OFFICE OF THE RECORDER OF DEEDS IN CLAY COUNTY, MISSOURI.

LEGEND

■ – FND 5/8" Bar
□ – 5/8" Bar with Aluminum Cap to be set upon completion of construction

LOCATION MAP
Sec. 11, Twp. 51 N., Rge. 33 W. (N.T.S.)

LEGAL DESCRIPTION

A replat of part of Lot 2, CLAIREBROOKE, a subdivision of land in the Northwest Quarter of Section 11, Township 51, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast Corner of the Northwest Quarter of said Section 11; thence North 89°42'32" West (Plat - N89°45'07"W) along the South line of said Northwest Quarter, said line being also the centerline of Northeast Barry Road, as now established, 995.17 feet; thence North 0°41'50" East (Plat - N0°41'15"E), 40.00 feet to the Southeast Corner of Lot 2, said CLAIREBROOKE, said point being also on the North right-of-way line of said Northeast Barry Road, said point being also the True Point of Beginning of the tract to be herein described; thence North 89°42'32" West (Plat - N89°45'07"W) along the South line of said Lot 2, 117.10 feet to the Southeast Corner of Lot 1, said CLAIREBROOKE; thence North 0°41'50" East (Plat - N0°41'15"E) along the East line of said Lot 1, 200.00 feet; thence North 89°45'32" West (Plat - N89°45'07"W), along the North line of said Lot 1, 150.00 feet to the Northwest Corner of said Lot 1, said point being also on the East right-of-way line of North Main Street, as now established, said point being also on the West line of said CLAIREBROOKE; thence North 0°41'50" East (Plat - N0°41'15"E), 235.24 feet; thence South 89°45'32" East, 267.10 feet to a point on the East line of said Lot 2; thence South 0°41'50" West (Plat - S0°41'15"W) along said East line 435.24 feet to the True Point of Beginning. Containing 1.98 acres, more or less.

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:

CLAIREBROOKE – SECOND 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). 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 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 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 heretofore not 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 buildings or portion thereof shall be built between this line and the street line.

RIGHT OF ENTRANCE: The right of ingress and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Service for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri, nor the U.S. Postal Service shall incur any liability by the virtue of the exercise of such rights.

Development Cross-Access Easement filed as Document Number D-54898 on September 29, 1977.

Development Cross-Access Easement filed as Document Number _____ on _____, 199__.

IN TESTIMONY WHEREOF: CLAIREBROOKE ASSOCIATES, a Missouri General Partnership, has caused these presents to be executed this 19th day of March, 1992.

CLAIREBROOKE ASSOCIATES
A Missouri General Partnership

David Feingold — Managing Partner

Tom S. Morgan — Managing Partner

I.I. Gray — Trustee - Managing Partner

STATE OF MISSOURI)
) SS:
COUNTY OF Clay)

Be it remembered that on this 19 day of March, 1992, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came David Feingold, Tom S. Morgan and I.I. Gray, Trustee, being the Managing Partners of CLAIREBROOKE ASSOCIATES, a Missouri General Partnership, to me personally known, who, being by me duly sworn, did say that they are the Managing Partners of said Missouri General Partnership and that said instrument was signed and sealed in behalf of said Missouri General Partnership by the authority of their partnership agreement and 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 on the date herein last above written.

My commission expires: DORIS JOANNE BLACK NOTARY PUBLIC STATE OF MISSOURI CLAY COUNTY MY COMMISSION EXP. OCT. 21, 1995

Doris Joanne Black
Notary Public

CITY PLAN COMMISSION

Approved 12-30-92

Chairman - Whitney E. Kerr, Sr.

William G. Hartman
Secretary - William G. Hartman

PUBLIC WORKS

Approved 3-20-92

City Engineer - Gurnie C. Gunter Jr.

Approved 3/20/92

Director - George E. Satterlee

920119
Entry Number

COUNCIL

This is to Certify that the within plat was duly submitted to and approved by the Council to Kansas City, Missouri, by Ordinance Number 920272 duly authenticated as passed this 23rd day of April, 1992.

Mayor - Emanuel Cleaver, II

City Clerk - Catherine T. Rocha

This plat and survey of CLAIREBROOKE – SECOND PLAT were executed by John F. Lutjen & Associates, 5077 NW Barry Road, Kansas City, MO 64151.

I HEREBY CERTIFY: that the plat of CLAIREBROOKE – SECOND PLAT, subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri 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 have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

3-18-92
Date

Signed: W. James Schowe
W. James Schowe, RLS 1989

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers — Land Surveyors
5077 NW. BARRY ROAD — KANSAS CITY, MISSOURI 64151
(816) 587-4320

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