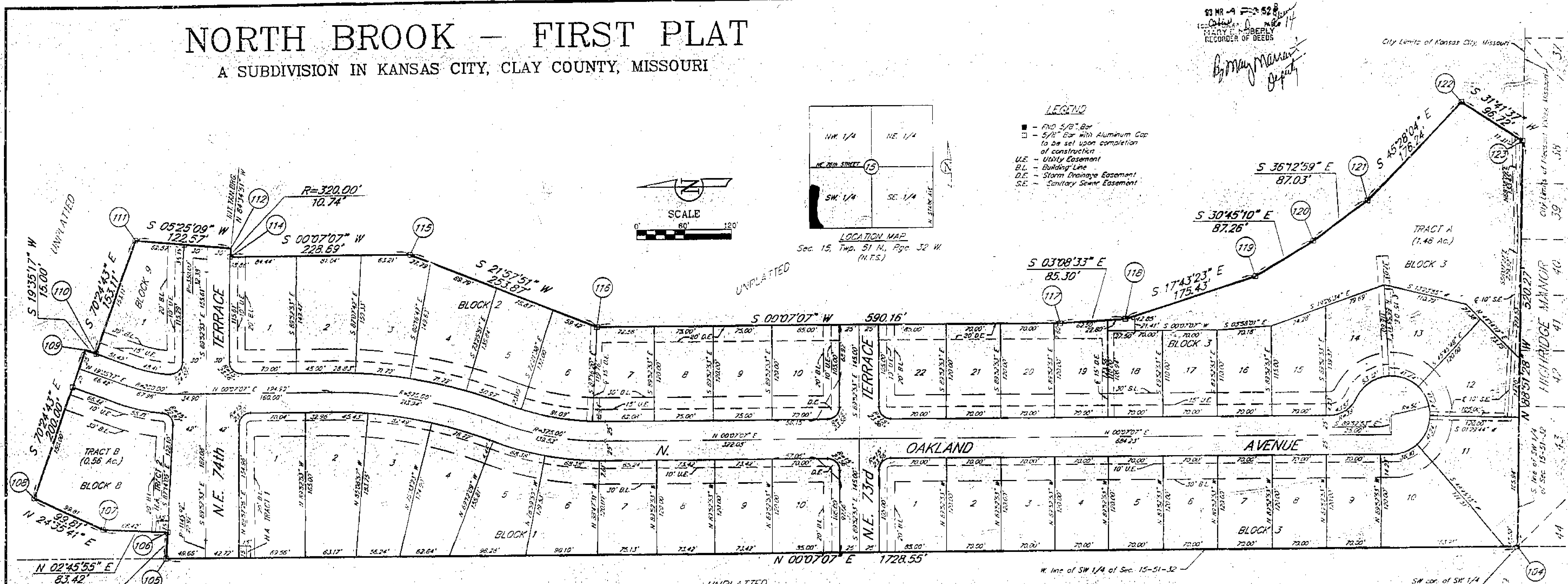
Clay County, Missouri
Land Survey Document

L 64438

STATE OF MO
CLAY COUNTY
93 MR -4 P3:52
MARY E. MOBERLY
RECORDER OF DEEDS

NORTH BROOK – FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



UNPLATTED

LEGAL DESCRIPTION:

A subdivision of land in the Southwest Quarter of Section 15, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at the Southwest Corner of the Southwest Quarter of said Section 15; thence North 0°07'07" East, along the West line of said Southwest Quarter, 1728.55 feet; thence South 87°14'05" East, 33.41 feet; thence North 2°45'55" East, 83.42 feet; thence North 24°35'41" East, 99.81 feet; thence South 70°24'43" East, 200.00 feet; thence South 19°35'17" West, 15.00 feet; thence South 70°24'43" East, 153.11 feet; thence South 5°25'09" West, 122.57 feet; thence Westerly on a curve to the left, having an initial tangent bearing of North 84°34'51" West, a radius of 320.00 feet, an arc distance of 10.74 feet; thence South 0°07'07" West, 228.69 feet; thence South 21°57'51" West, 253.87 feet; thence South 0°07'07" West, 590.16 feet; thence South 3°08'33" East, 85.30 feet; thence South 17°43'23" East, 175.43 feet; thence South 30°45'10" East, 87.26 feet; thence South 36°12'59" East, 87.03 feet; thence South 45°28'04" East, 176.24 feet; thence South 31°41'37" West, 96.72 feet to a point on the South line of said Southwest Quarter; thence North 88°51'28" West, 520.27 feet to the Point of Beginning. Containing 14.07 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:

NORTH BROOK - FIRST PLAT

EASEMENTS: An easement is hereby granted to 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.

PARK LAND DEDICATION: Private open space is hereby reserved at the election of the Developer for 43 single-family units, pursuant to Section 31.32, Code of General Ordinances, as amended. Maintenance of said private open space shall be the responsibility of The North Brook Home Owners Association, pursuant to the Declaration of Covenants, Conditions, Restrictions and Easements of North Brook and the Homes Association Declaration of the North Brook Home Owners Association recorded herewith. Private open space shall be designated on future plats of the North Brook development.

TRACT A: Tract A is reserved for the installation and construction of a storm water detention basin which will be maintained by the North Brook Home Owners Association.

TRACT B: Tract B is reserved for the installation and construction of a swimming pool and bath house which will be maintained by the North Brook Home Owners Association.

H.A. TRACT 1 & H.A. TRACT 2: H.A. Tract 1 and H.A. Tract 2 are reserved for the installation and construction of subdivision monumentation which will be maintained by the North Brook Home Owners Association.

4/14/93 9AM
Cabinet D

IN WITNESS WHEREOF: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 9th day of Dec., 1992.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.

Lee A. Derrough, President

Donald K. Hagan, Assistant Secretary

STATE OF MISSOURI)
) SS:
COUNTY OF Clay)

Be It remembered that on this 9th day of December, 1992, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Lee A. Derrough and Donald K. Hagan, to me personally known, who being by me duly sworn, did say that they are President and Assistant Secretary, respectively, of HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said Lee A. Derrough and Donald K. Hagan, 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.

My commission expires: Jan. 22, 1994

Connie S. Thomas, Notary Public

CONNIE S. THOMAS
NOTARY PUBLIC STATE OF MISSOURI
RAY COUNTY
MY COMMISSION EXP. JAN 22, 1994

CITY PLAN COMMISSION

Approved
Chairman - Whitney E. Kerr, Sr.
Secretary - William G. Herman

PUBLIC WORKS

Approved 12-16-92
City Engineer - Gurtun C. Glunter
Approved 1/6/93
Director - George L. Satterlee
Entry Number

COUNCIL

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

Mayor - Emanuel Cleaver, II
City Clerk - Catherine T. Rochl

SEE BOOK 2205 PAGE 63
SEE BOOK 2205 PAGE 77

STATE PLANE TRAVERSE TABLE

N. OAKLAND AVENUE

Grade Point		Elev.	VCT
661.26'	South of the South Line of NE 73rd Terrace	114.05	—
1351.47'	South of the South Line of NE 73rd Terrace	119.05	60.00'
336.03'	North of the South Line of NE 73rd Terrace	137.10	30.00'
702.53'	North of the South Line of NE 73rd Terrace	154.60	30.00'
880.53'	North of the South Line of NE 73rd Terrace (Centerline of NE 74th Terrace)	160.10	—
983.53'	North of the South Line of NE 73rd Terrace	163.31	20.00'
1028.81'	North of the South Line of NE 73rd Terrace (North Line of Plat)	160.30	—

NE 74TH TERRACE

Grade Point		Elev.	VCT
557.90'	West of the East Line of Plat	160.71	—
307.00'	West of the East Line of Plat	170.17	100.00'
87.00'	West of the East Line of Plat	168.17	60.00'
	East Line of Plat	160.75	—

NE 73RD TERRACE

Grade Point		Elev.	VCT
253.00'	West of the East Line of Plat (West Line of Plat)	131.11	—
144.00'	West of the East Line of Plat	133.51	22.00'
145.00'	West of the East Line of Plat (Centerline of N. Oakland Avenue)	134.23	—
118.00'	West of the East Line of Plat	123.72	18.00'
10.63'	West of the East Line of Plat	118.37	62.775'
40.75'	East of the East Line of Plat	118.88	—

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
CJ-10	[illegible]	313.252	[illegible]	[illegible]
101	[illegible]	285.035	[illegible]	[illegible]
102	[illegible]	407.810	[illegible]	[illegible]
103	[illegible]	37.475	[illegible]	[illegible]
104 SW Cor SW 1/4	[illegible]	528.811	[illegible]	[illegible]
105	[illegible]	10.184	[illegible]	[illegible]
106	[illegible]	25.423	[illegible]	[illegible]
107	[illegible]	30.418	[illegible]	[illegible]
108	[illegible]	60.054	[illegible]	[illegible]
109	[illegible]	4.572	[illegible]	[illegible]
110	[illegible]	46.063	[illegible]	[illegible]
111	[illegible]	37.335	[illegible]	[illegible]
112	[illegible]	07.527	[illegible]	[illegible]
113	[illegible]	15.527	[illegible]	[illegible]
114	[illegible]	[illegible]	[illegible]	[illegible]
115	[illegible]	77.372	[illegible]	[illegible]
116	[illegible]	171.164	[illegible]	[illegible]
117	[illegible]	25.208	[illegible]	[illegible]
118	[illegible]	53.407	[illegible]	[illegible]
119	[illegible]	20.584	[illegible]	[illegible]
120	[illegible]	26.582	[illegible]	[illegible]
121	[illegible]	53.712	[illegible]	[illegible]
122	[illegible]	29.476	[illegible]	[illegible]

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 .9999034. COORDINATES ARE IN METERS.

This plat and survey of NORTH BROOK - FIRST PLAT were executed by John F. Lutjen & Associates, 5577 NW Barry Road, Kansas City, MO 64151.

I HEREBY CERTIFY: that the plat of NORTH BROOK - FIRST 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 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 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.

12-9-92
Date

Signed: ______
[illegible], RLS #1080

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers – Land Surveyors
5577 N.W. BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4320

http://www.ClayCoGov.com