Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

L 91633

OAK CREST THIRD PLAT

KANSAS CITY, CLAY COUNTY, MISSOURI

STATE PLANE COORDINATES

5	339,856.687 m.N.	852,331.360 m.E.
5a	339,921.735 m.N.	852,342.803 m.E.
5b	339,951.460 m.N.	852,336.897 m.E.
5c	339,977.134 m.N.	852,326.019 m.E.
5d	340,010.737 m.N.	852,351.946 m.E.
6	340,059.497 m.N.	852,352.493 m.E.
7	340,058.545 m.N.	852,437.519 m.E.
8	339,969.615 m.N.	852,436.523 m.E.
9	339,947.445 m.N.	852,429.932 m.E.
10	339,837.786 m.N.	852,433.521 m.E.
11	339,825.629 m.N.	852,425.338 m.E.
12	339,837.061 m.N.	852,381.707 m.E.
13	339,870.568 m.N.	852,380.610 m.E.
14	339,886.831 m.N.	852,350.212 m.E.

TRAVERSE TABLE

Starting at Monument CL-19 (340,079.756 m.N., 851,549.837 m.E.); S. 88°44'03"E., 4450.92 feet to CL-19A; N. 88°22'28"W., 1426.29 feet to Point No. 1; S. 86°57'52"W., 208.41 feet to the Northeast corner of this Plat.

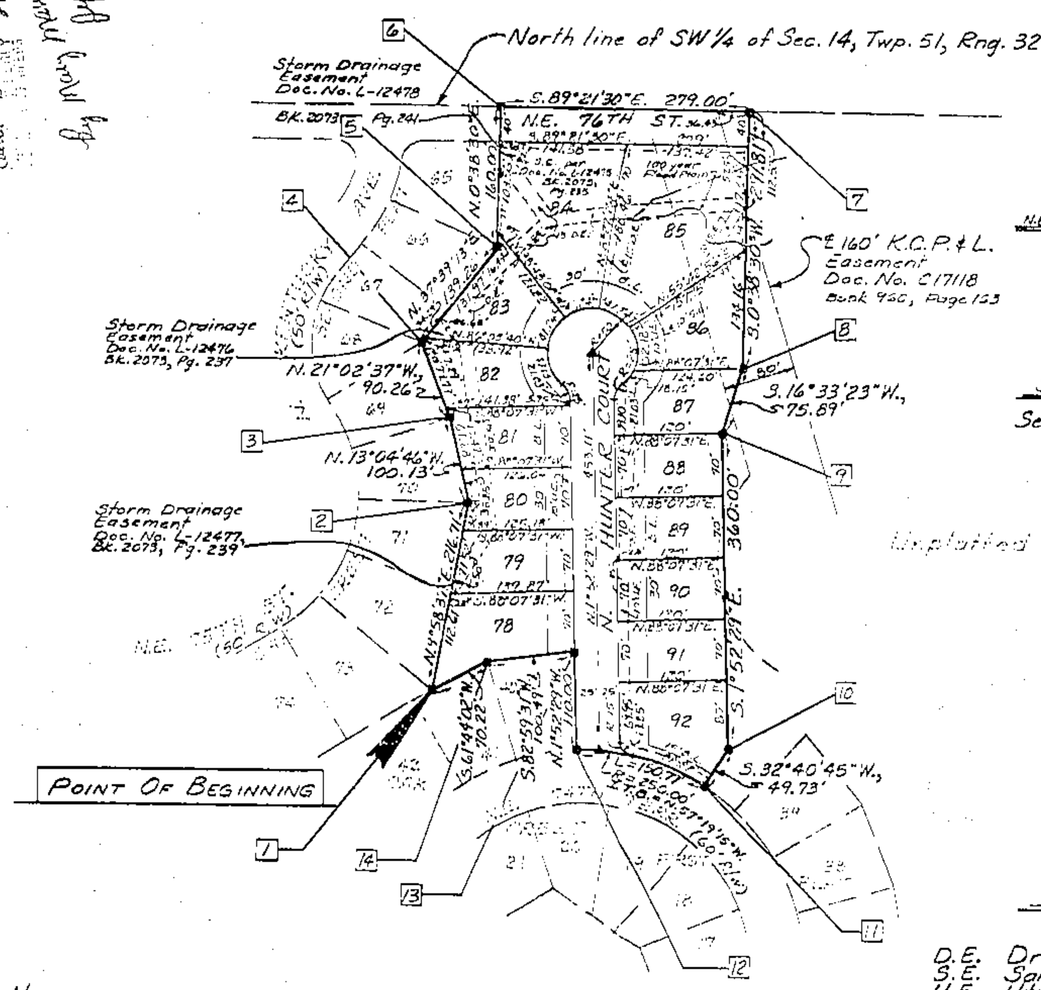
NOTE: All bearings and coordinates shown on this Plat are based on the Missouri State Plane grid system, using a combined grid factor of 0.9999036.

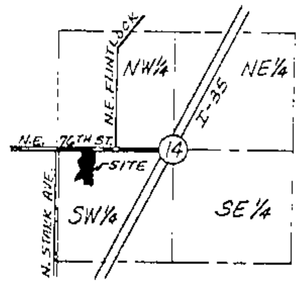
STREET GRADES

Grade Point Location	Elev.	Y.C.T.
N. HUNTER COURT		
℄ N.E. 74th Terr.	119.34	None
725 ft. N. of ℄ of N.E. 74th Terr.	116.84	80'
400 ft. N. of ℄ of N.E. 74th Terr.	93.74	55
423.28 ft. N. of ℄ of N.E. 74th Terr.	90.41	None

Recommended Street Grades

N.E. 76TH STREET		
505.43' E. of ℄ of N. Stark	93.36	None
784.43' E. of ℄ of N. Stark	83.59	None





SECTION LOCATION
Sec. 14, Twp. 51, Rng. 32
(Not to Scale)

N

Scale: 1"=100'

0 10 25 50' 100' 200'

LEGEND

- D.E. Drainage Easement
- S.E. Sanitary Sewer Easement
- U.E. Utility Easement
- W.E. Water Main Easement
- B.L. Building Setback Line
- ▲ Set Permanent Monument
- ■ Set ½" Bar & Cap
- ● Found Bar & Cap

NOTES:
No Vehicular Access to N.E. 76TH STREET from Lots 84 and 85.

SEE BOOK 2279 PAGE 2279-2736

Description: A tract of land located in the Southwest Quarter of Section 14, Township 51, Range 32, Kansas City, Clay County, Missouri, described as follows: Beginning at the Southeast corner of Lot 92, OAK CREST SECOND PLAT, a subdivision in said City and State; thence the following five courses are along the Easterly boundary of said OAK CREST SECOND PLAT; North 9°58'37" East, 214.70 feet; North 13°04'46" West, 100.13 feet; North 21°02'37" West, 90.26 feet; North 37°39'13" East, 139.26 feet; North 0°38'30" East, 160.00 feet to a point on the North line of the Southwest Quarter of said Section 14; thence South 89°21'30" East, along said North line, 279.00 feet; thence South 0°38'30" West, 291.81 feet; thence South 16°33'23" West, 75.89 feet; thence South 1°52'29" East, 360.00 feet; thence South 32°40'45" West, 49.73 feet to a point on a curve, said point also being a point on the Northerly boundary of OAK CREST FIRST PLAT, a subdivision in said City and State; (the following four courses are along the Northerly boundary of said OAK CREST FIRST PLAT); thence along said curve to the left, being the Northerly right-of-way of N.E. 74th Terrace, with an initial tangent bearing of North 59°19'15" West, a radius of 250.00 feet, an arc length of 150.77 feet; North 1°56'22" West, 110.00 feet; South 82°59'31" West, 100.49 feet; South 61°44'02" West, 70.22 feet to the Point of Beginning; containing 4.8 Acres, more or less.

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 THIRD PLAT.

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 this easement. No excavation or fill shall be made or operations 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, or the Director of the Water Department, as deemed applicable.

The streets shown on this plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

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.

The undersigned proprietor agrees to pay $ 1,642.74 contribution in lieu of dedicating parkland for 30 duplex units, in satisfaction of Section 31.32, Code of General Ordinances.

In Testimony Whereof: 76TH & N. STARK INVESTORS, a Partnership, has caused this plat to be executed by its Managing Partner this 1st day of July, 1993.

76TH & N. STARK INVESTORS, a Partnership by WALDENCORP, INC., Managing Partner

By: James O'Laughlin, President

NO SEAL

STATE OF MISSOURI } s.s.
COUNTY OF CLAY }

On this 1st day of July, 1993, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James O'Laughlin, President of the WALDENCORP, INC. to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed of said corporation as Managing Partner of and on behalf of 76TH & N. STARK INVESTORS.

In Witness Thereof: I have hereunto set my hand and affixed my notarial seal at my office, the day and year last above written.

My Commission Expires 1/24/97. Sheryl R. Mallory, Notary Public.

SHERYL R. MALLORY
Notary Public-State of Missouri
Commissioned in Clay County
My Commission Expires 1/24/97

City Plan Commission
Approved _____
Chairman: Whitney E. Kerr, Sr.
Asst. Secretary: _____

Public Works
Approved 9-13-93
City Engineer: Gurnie C. Gunter
Approved September 13, 1993
Director: George L. Satterlee
930535
Entry Number

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. 930535 duly authenticated as passed this 23rd day of September, 1993.
Mayor: Emanuel Cleaver II
City Clerk: Catherine T. Roche

Surveyor's Certification: I hereby certify that the plat of OAK CREST THIRD 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 a Class F Property Boundary Survey, as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I 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 29, 1993

STATE OF MISSOURI JAMES M. FARRAR NUMBER LS-1658 PROFESSIONAL LAND SURVEYOR

James M. Farrar LS No. 1658

HANDS • FARROW • WEISKIRCH ENGINEERS
200½ NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5000

OAK CREST THIRD PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI

Job No.	1379
Scale:	Noted
Date:	12-10-92
Drawn:	DDF
Ch'kd:	JMF
Appvd:	
Revisions:	1-4-93, 1-5-93, 2-22-93, 3-19-93, 5-7-93, 6-21-93
Sheet No.	1 of 1