Clay County, Missouri
Land Survey Document

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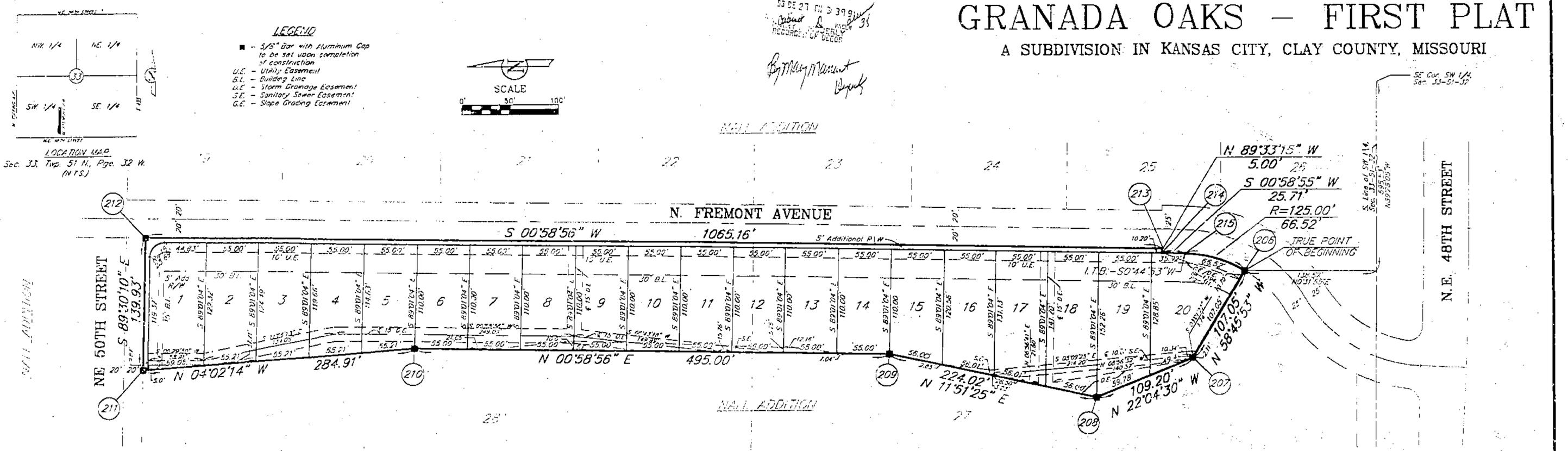
H 0975

GRANADA OAKS – FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
Buster J NCHC			333968.194	850687.000
201	N40°58'18"E	505.448	334385.125	851057.845
202	N73°07'48"W	306.864	334489.424	850769.250
203	N89°54'48"W	876.428	334500.745	849892.823
204	N89°23'37"W	140.639	334502.220	849752.191
205	N89°28'05"W	211.077	334504.186	849540.224
206	N0°31'55"E	42.233	334546.419	849542.616
207	N58°45'53"W	32.625	334563.337	849512.720
208	N22°04'30"W	33.262	334594.179	849500.212
209	N11°51'25"E	60.276	334660.999	849514.240
210	N0°58'56"E	150.861	334811.838	849516.826
211	N4°02'14"W	86.032	334896.454	849510.713
212	S89°30'10"E	42.047	334898.554	849553.359
213	S0°58'56"W	324.606	334573.503	849547.794
214	N89°33'15"W	1.524	334573.515	849546.270
215	S0°58'56"W	7.837	334565.679	849546.138

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 .9998005. COORDINATES ARE IN METERS.

STREET GRADES

N. Fremont Avenue

	Grade Point	Elev.	V.C.
1080.56	Feet South of the South line of NE 50th Street	179.15	—
980.56	Feet South of the South line of NE 50th Street	187.01	—
909.56	Feet South of the South line of NE 50th Street	192.54	45.00'
884.56	Feet South of the South line of NE 50th Street	201.67	—
584.56	Feet South of the South line of NE 50th Street	205.20	50.00'
410.56	Feet South of the South line of NE 50th Street	209.15	50.00'
110.56	Feet South of the South line of NE 50th Street	222.11	30.00'
14.34	Feet South of the South line of NE 50th Street	229.82	—
	Centerline of NE 50th Street	232.70	—

LEGAL DESCRIPTION:

A replat of part of Lots 27 and 28, NALL ADDITION, a subdivision of land in the Southwest Quarter of Section 33, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast Corner of the Southwest Quarter of said Section 33; thence North 89°28'05" West, along the South line of said Southwest Quarter, 696.53 feet; thence North 0°31'55" East, 130.57 feet to a point on the Westerly line of North Fremont Avenue, as now established, said point being also the True Point of Beginning of the tract to be herein described; thence North 58°45'53" West, 107.05 feet; thence North 22°04'30" West, 109.20 feet; thence North 11°51'25" East, 224.02 feet; thence North 0°58'56" East, 495.00 feet; thence North 4°02'14" West, 284.91 feet to a point on the North line of Lot 28, said NALL ADDITION; thence South 89°30'10" East, along the North line of said Lot 28, 139.93 feet to the Northeast Corner thereof; thence South 0°58'56" West, along the East line of said Lots 28 and 27, said line being also the West line of the aforementioned North Fremont Avenue, 1,065.16 feet; thence North 89°33'15" West, along said line 5.00 feet; thence South 0°58'55" West, along said West line, 25.71 feet; thence Southerly, along said East line, on a curve to the right, having an initial tangent bearing of South 2°44'53" West, a radius of 125.00 feet, an arc distance of 66.52 feet to the True Point of Beginning. Containing 3.20 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:

GRANADA OAKS - 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.

PARKLAND DEDICATION: The Developer elects to pay the City of Kansas City, Missouri, the sum of Two Thousand Seven Hundred Ninety One & 45/100ths Dollars ($2,791.45) in lieu of required park land dedication for Twenty (20) single-family units, pursuant to Section 31.32, Code of General Ordinances, as amended.

This plat and survey of **GRANADA OAKS - FIRST PLAT** were executed by John F. Lutjen & Associates, 5577 NW Barry Road, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of **GRANADA OAKS - 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, and Missouri Standards for Property Boundary Surveys, established 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 platting of subdivisions to the best of my professional knowledge and belief.

8-11-93
Date

Signed: W. James Schowe
W. James Schowe RLS #1909

IN WITNESS WHEREOF: PROLAND DEVELOPMENT, a Missouri General Partnership, licensed to do business in the State of Missouri, has caused these presents to be executed this 17th day of August, 1993.

PROLAND DEVELOPMENT
A Missouri General Partnership

By: Richard N. Ellis
Richard N. Ellis
Managing Partner

STATE OF MISSOURI }
COUNTY OF Platte } SS:

Be it remembered that on this 17th day of August, 1993, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Richard N. Ellis, to me personally known, who being by me duly sworn, did say that he is the Managing Partner of Proland Development, a Missouri general partnership, and that said instrument was signed and sealed in behalf of said partnership and that Richard N. Ellis acknowledged said instrument to be the free act and deed of said partnership.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

NANCY L. LUTJEN
Notary Public - State of Missouri
Commissioned in Platte County
My Commission Expires July 1, 1997

My commission expires: July 1, 1997

Nancy L. Lutjen
Notary Public

CITY PLAN COMMISSION
Approved 7-6-93
Chairman - Whitney E. Kerr, Sr.
Assistant Secretary - Virginia L. Walsh

PUBLIC WORKS
Approved 10-4-93
City Engineer - Gunter C. Gunter
Approved 10-4-93
For Director - George L. Gutierrez

NA
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 931110 duly authenticated as passed this 14th day of October, 1993.

Emanuel Cleaver, II
Mayor - Emanuel Cleaver, II

City Clerk - Catherine T. Roche

Clay County
Dick Carter D
1/12/94

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