Clay County, Missouri
Land Survey Document

BROOKESHIRE–FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting	
200			357006.152	842215.410	CL-14
201	N13°52'52"W	349.095	357341.198	842153.105	TP-1
202	N87°16'23"W	179.077	357346.716	841954.232	TP-2
203	N4°54'10"W	1253.221	358598.353	841847.125	TP-3
204	S75°39'29"W	27.759	358591.477	841820.231	SE Cor. NW 1/4
205	N0°24'36"E	404.714	358996.181	841823.127	
206	N88°40'14"W	61.234	358996.648	841761.694	
207	N88°40'14"W	119.857	358997.337	841622.039	
208	N0°20'51"E	100.574	359097.009	841622.849	
209	N13°13'42"W	68.780	359164.864	841606.910	
210	N16°11'30"E	46.880	359209.693	841619.927	
211	N34°08'53"E	96.351	359289.432	841674.012	
212	N47°14'38"E	53.593	359325.615	841713.363	
213	N15°54'55"E	14.070	359339.346	841717.221	
214	S74°44'48"E	76.030	359318.659	841793.081	
215	S42°04'38"E	35.797	359299.120	841815.750	
216	S45°20'38"E	7.840	359293.750	841825.185	
217	S45°20'38"E	38.360	359256.265	841853.183	
218	S24°50'50"E	49.368	359211.262	841873.937	
219	S51°29'56"E	60.223	359173.797	841921.050	
220	S59°03'44"E	26.540	359160.153	841943.922	
221	S30°55'37"W	42.898	359123.354	841921.775	
222	S30°55'47"W	7.619	359116.819	841917.859	
223 R.P.	S30°55'47"W	126.334	359008.450	841852.025	
224	N24°50'36"E	126.334	359123.046	841906.105	
225	N65°09'24"W	42.549	359140.956	841867.507	
226 R.P.	S24°53'38"W	99.316	359050.868	841825.702	
227	N30°19'16"W	99.316	359136.598	841775.563	
228	S36°51'24"E	40.336	359104.324	841786.757	
229	S47°23'36"W	40.535	359075.893	841769.922	
230	S55°53'34"W	19.810	359065.775	841753.520	
231	S12°29'23"E	22.958	359043.458	841758.483	
232	S11°53'35"W	21.334	359022.582	841754.067	

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 0.9999027. COORDINATES ARE IN METERS.

STREET GRADES

GRADE POINT		ELEV.	VCT
NW 70th Street/N. Mercier Street			
12.25	Feet East of the East Plat Line	204.73	---
3.74	Feet West of the East Plat Line	204.73	16.00'
202.92	Feet West of the East Plat Line	201.64	20.00'
518.35	Feet West of the East Plat Line	192.86	151.48'
725.44	Feet West of the East Plat Line	177.33	55.63'
862.07	Feet West of the East Plat Line	199.71	81.00'
1027.92	Feet West of the East Plat Line (South Plat Line)	157.34	---
NW 70th Street			
168.10	Feet East of the West Plat Line (Center line N. Mercier Street)	162.18	---
139.00	Feet East of the West Plat Line	150.93	15.00'
33.13	Feet East of the West Plat Line	143.88	35.00'
0.37	Feet West of the West Plat Line	141.90	---
N. Mercier Court			
	Centerline of NW 70th Street	191.08	---
38.00	Feet North of the Centerline of NW 70th Street	190.29	24.00'
175.00	Feet North and West of the Centerline of NW 70th Street	173.85	75.00'
351.16	Feet North and West of the Centerline of NW 70th Street	158.59	50.00'
411.16	Feet North and West of the Centerline of NW 70th Street	156.58	---
N. Holly Court			
	Centerline of NW 70th Street	199.91	---
38.00	Feet North of the Centerline of NW 70th Street	199.12	24.00'
142.94	Feet North of the Centerline of NW 70th Street	186.53	80.94'
451.92	Feet North of the Centerline of NW 70th Street	162.58	50.00'
501.92	Feet North of the Centerline of NW 70th Street	160.48	---

LEGAL DESCRIPTION:

A resurvey and subdivision of all that part of Lots 3, 4, 15, 16 and 17, EUREKA FARMS, a subdivision of land lying in the Northeast Quarter and the Northwest Quarter of Section 22, Township 51, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest Corner of said Northeast Quarter, said point being also the Northwest Corner of said Lot 4, thence South 0°24'36" West, along the West line of said Northeast Quarter, said line being also the West line of said Lot 4, 382.71 feet to the True Point of Beginning of the tract to be herein described; thence South 45°22'36" East, 129.15 feet; thence South 24°50'50" East, 161.98 feet; thence South 51°29'56" East, 197.60 feet; thence South 59°03'44" East, 87.08 feet; thence South 30°55'37" West, 140.75 feet; thence South 30°55'47" West, 25.00 feet to the centerline of NW 70th Street, as now established; thence Northwesterly along said centerline along a curve to the left, having an initial tangent bearing of North 59°04'13" West, a radius of 414.52 feet, an arc distance of 43.67 feet; thence North 65°06'24" West, along said centerline 139.61 feet; thence Westerly along a curve to the left, tangent to the last described course, having a radius of 325.87 feet, an arc distance of 314.03 feet; thence South 36°51'24" East (Platted - S36°45'00"E), along the Westerly line of Tract C, HIDDEN LAKES - TRACT C, and its Northwesterly prolongation thereof, 132.35 feet; thence South 47°23'36" West (Platted - S47°30'00"W), along said Westerly line, 133.00 feet; thence South 55°53'34" West (Platted - S56°00'00"W), along said Westerly line, 65.00 feet; thence South 12°29'23" East (Platted - S12°20'00"E), along said Westerly line 75.00 feet; thence South 11°53'35" West (Platted - S12°00'00"W), along said Westerly line, 70.00 feet; thence South 25°08'35" West (Platted - S25°15'00"W), along said Westerly line, 94.00 feet to the Southwest Corner of said Tract C, said point being also a point on the South line of said Lot 17; thence North 88°40'14" West (Platted - N89°29'16"W) along the South line of said Lot 17 and said Lot 16, said line being also the North line of Lot 9, said EUREKA FARMS, and the North line of CLAYTON NORTH, a subdivision of land in Kansas City, Clay County, Missouri, 393.27 feet to the Southwest Corner of said Lot 16, said point being also the Northwest Corner of CLAYTON NORTH, said point being also the Northeast Corner of WESTGATE MEADOWS, a subdivision of land in Kansas City, Clay County, Missouri, said point being also the Southeast Corner of Lot 26, "WESTGATE MEADOWS SECOND PLAT", a subdivision of land in Kansas City, Clay County, Missouri; thence North 0°20'51" East (Platted - N0°13'30"E) along the West line of said Lot 16, said line being also the Easterly line of said WESTGATE MEADOWS SECOND PLAT, 330.08 feet to the Northeast Corner of said WESTGATE MEADOWS SECOND PLAT; thence North 13°13'42" West, 225.68 feet; thence North 16°11'30" East, 153.18 feet; thence North 34°08'53" East, 316.14 feet; thence North 47°14'38" East, 175.85 feet; thence North 15°54'55" East, 47.17 feet; thence South 74°44'48" East, 258.00 feet; thence South 42°04'38" East, 130.58 feet; thence South 45°20'38" East, 25.07 feet to the True Point of Beginning. Containing 15.58 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.

BROOKESHIRE - 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: Park land requirements will be deferred to future plats of BROOKESHIRE.

IN WITNESS WHEREOF: BROOKESHIRE L.L.C., a Missouri Limited Liability Company, licensed to do business in the State of Missouri, has caused these presents to be executed this 5th day of May, 1994.

BROOKESHIRE L.L.C.

Shane M. Danner — Manager

STATE OF MISSOURI)
) SS:
COUNTY OF Platte)

Be it remembered that on this 5th day of May, 1994, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Shane M. Danner, to me personally known, who being by me duly sworn, did say that he is Manager of Brookeshire L.L.C., a Limited Liability Company, and that said instrument was signed in behalf of said company by the authority of its Board of Directors and that said Shane M. Danner and acknowledged said instrument to be the free act and deed of said company.

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

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

Nancy L. Lutjen
Notary Public

CITY PLAN COMMISSION

Approved

Chairman - Whitney E. Kerr, Sr.

Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved

City Engineer

Approved 5/9/94

Director - George E. Wolf, Jr.

940195
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 940195 duly authenticated as passed this 5th day of May, 1994.

Mayor - Emanuel Cleaver, II

City Clerk - Catherine T. Rocha

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

I HEREBY CERTIFY: that the plat of BROOKESHIRE - 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.

5-5-94
Date

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

7/6/94 9:00 Slide Cabinet D

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

http://www.ClayGov.com