Clay County, Missouri
Land Survey Document

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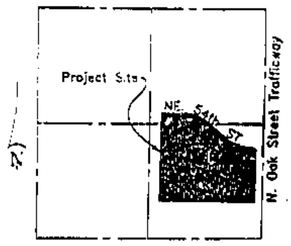
N 35251

OCT 3 1994

By Margaret Turner Deputy

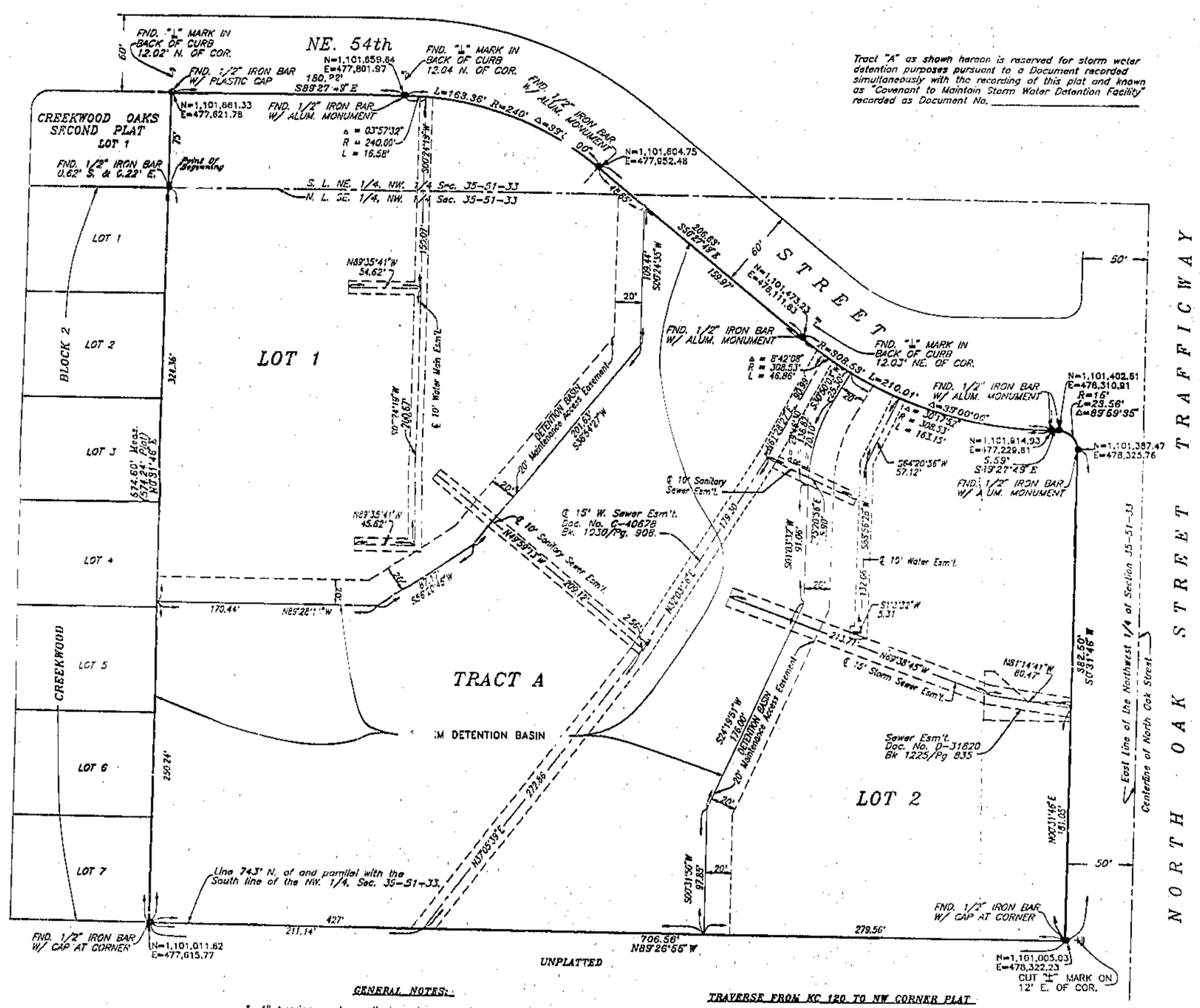
CREEKWOOD OAKS FOURTH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



LOCATION MAP
NW 1/4 SEC. 35-51-33
(NO SCALE)

SCALE : 1"=50'
50 25 0 50



Tract "A" as shown hereon is reserved for storm water detention purposes pursuant to a Document recorded simultaneously with the recording of this plat and known as "Covenant to Maintain Storm Water Detention Facility" recorded as Document No. _____

This is a survey and subdivision of a parcel of land situate in the Northwest Quarter of Section 35, Township 51, Range 33 in Kansas City, Clay County, Missouri, being more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 2 of CREEKWOOD, a subdivision in said City, County, State, according to the recorded plat thereof, recorded in plat Book 18 at Page 25, being also a point on the North line of the Southeast Quarter of said Northwest Quarter; thence North 0°31'46" East along the East line of Lot 1, CREEKWOOD OAKS SECOND PLAT (filed as CREEKWOOD), a subdivision in said City, County, and State, according to the recorded plat thereof, a distance of 75 feet to the Northeast corner thereof, being also a point on the Southerly right-of-way line of NE. 54th Street, as now established; thence the following courses and distances along said Southerly right-of-way line; thence South 89°27'49" East, 180.22 feet; thence Easterly and Southeasterly along a curve to the right, tangent to the last described course, having a radius of 240 feet and a central angle of 39°00'00", an arc distance of 163.36 feet; thence South 50°27'49" East, tangent to the last described curve, 206.63 feet; thence Southeasterly and Easterly along a curve to the left, tangent to the last described course, having a radius of 398.53 feet and a central angle of 39°00'00", an arc distance of 210.01 feet; thence South 89°27'49" East, tangent to the last described curve, 5.59 feet; thence Easterly, Southeasterly and Southerly along a curve to the right, tangent to the last described course, having a radius of 15 feet and a central angle of 89°59'35" an arc distance of 23.56 feet to a point on the West right-of-way line of North Oak Street Trafficway, as said trafficway is now established; thence South 0°31'46" West along said West right-of-way line, a distance of 382.50 feet to a point on a line, being 743 feet North of and parallel with the South line of the Northwest Quarter of said Section 35; thence North 89°26'55" West along said parallel line, 706.56 feet to the Southeast corner of Lot 7, Block 2 of said CREEKWOOD; thence North 0°31'46" East along the East line of said Block 2, a distance of 574.60 feet (574.24 platted) to the Northeast corner of Lot 1 of said Block 2 and the Point of Beginning. Containing 8.695 Acres more or less.

The undersigned proprietors 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 "CREEKWOOD OAKS FOURTH PLAT"

The trafficway and street as shown on this plat has been previously dedicated to public use as thoroughfares

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 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 reasonable 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.

In testimony whereof, CREEKWOOD BUILDING III, a Missouri Partnership, has caused these presents to be signed by its Partner duly authorized so to do.

STATE OF MISSOURI } SS
COUNTY OF JACKSON } Clay

Stephen B. Wiles
Stephen B. Wiles Partner

Be it remembered that on this 6th day February 1994, before me, a notary public, appeared Stephen B. Wiles to me personally known, who, being by me duly sworn, did say that he is partner in CREEKWOOD BUILDING III, a Missouri partnership, and that they executed the foregoing instrument, and acknowledged the execution of the same to be the free act and deed of said partnership.

In witness whereof, I hereunto set my hand and affixed my notarial seal in my office the day and year last above written.

My commission expires: _____

KATHERINE J. ZUBER
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires March 10, 1997

Print Name Katherine J. Zuber
Notary Public in and for said county and State

CITY PLAN COMMISSION
Approved
Chairman — Whitney E. Kerr
Ass't Secretary — Virginia L. Nash

PUBLIC WORKS DEPARTMENT
Approved
City Engineer — Charles C. Cohler
Approved
Acting Director — George E. Wolf Jr.

Entry No. 940451

COUNCIL
The City Clerk certifies that the within plat was submitted to and approved by the council of Kansas City, Missouri, by Ordinance No. 940104 duly authenticated as passed this 10th day of Sept 1994.

Mayor — Emanuel Cleaver
City Clerk — Catherine I. Kacna

I HEREBY CERTIFY That the Plat of CREEKWOOD OAKS FOURTH PLAT, a 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 plotting subdivisions to the best of my belief.

Date 2/5/94

W. M. [illegible] 19
Surveyor

GENERAL NOTES:

1. All bearings and coordinates shown are based on the Kansas City Independent Grid System, using a combined Grid Factor of 0.9999993147.
2. Azimuth are clockwise from North
3. 5/8" Iron Bar With Aluminum Monuments will be set at all plat boundary corners upon completion of construction, unless noted otherwise

STREET GRADES

Street grades for NE. 54th Street have been previously established by Ordinance No. 62721, passed July 7, 1988

Street grades for N. Oak Street Trafficway have been previously established by Ordinance No. 45720, passed July 31, 1975.

TRAVERSE FROM KC 120 TO NW CORNER PLAT

STATIONS	AZIMUTH	DISTANCE
KC 120 to Pt. No. 1	70°24'56"	1419.14'
Pt. No. 1 to Pt. No. 2	180°29'26"	867.45'
Pt. No. 2 to Pt. No. 3	90°31'46"	385.00'
Pt. No. 3 to Pt. No. 4	108°46'41"	175.85'
Pt. No. 4 to NW. Cor. Plat	180°31'46"	320.00'
Grid coordinates KC 120	N 1102433.13 E 475743.84	

PREPARED AND SUBMITTED BY:

SHAFER, KLINE & WARREN, P.A.

226370
35-51-33
Clay Co., Mo.
26370FPA.DWG DISK #48 (226370 (4)H)