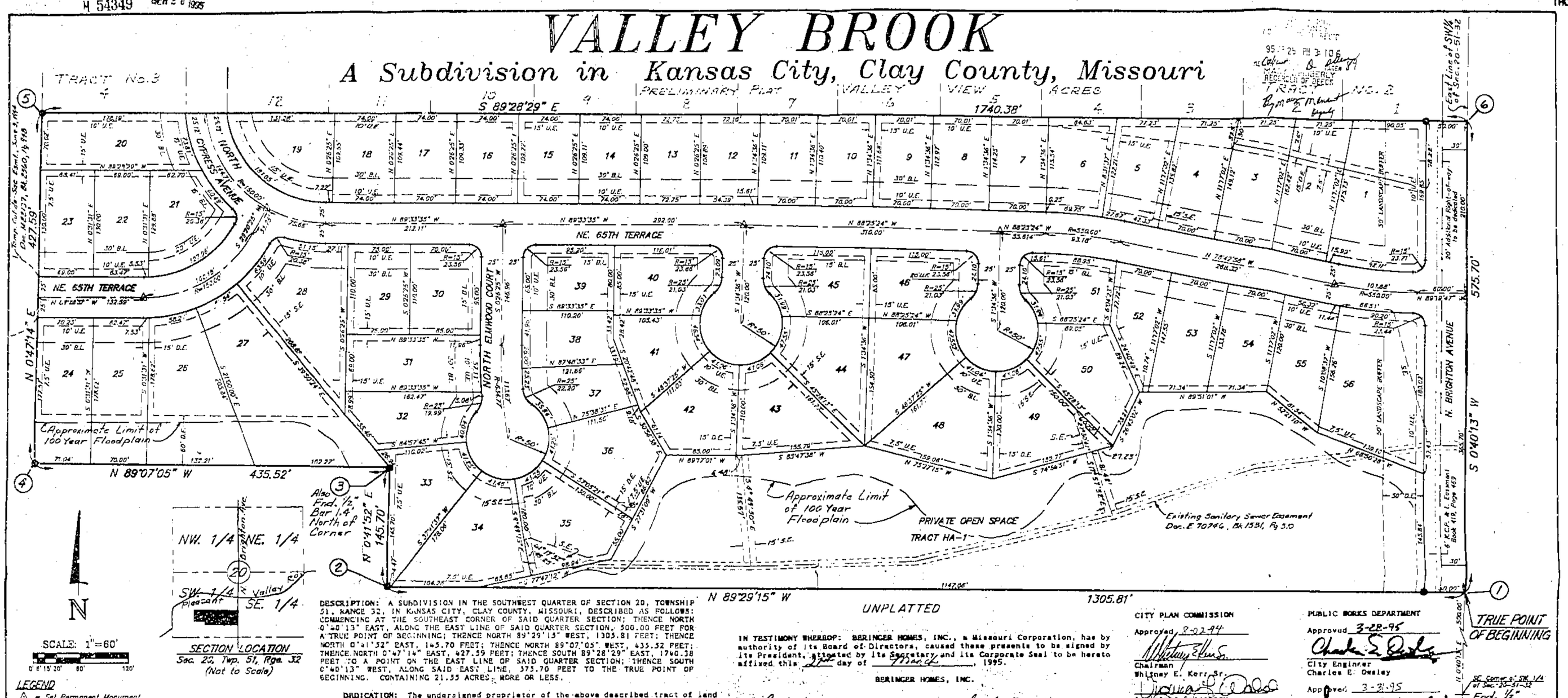
H 54349 APR 20 1995

THOMSON TITLE CORP.

VALLEY BROOK

A Subdivision in Kansas City, Clay County, Missouri



LEGEND

- △ = Set Permanent Monument
- ● = Set 1/2" Bar with Cap
- ○ = Found Bar
- B.L. = Building Line
- U.E. = Utility Easement
- S.E. = Sanitary Sewer Easement
- D.E. = Drainage Easement

STATE PLANE COORDINATES

PT#	NORTHING	EASTING
1	337,863.723	848,164.061
2	337,867.253	847,766.104
3	337,911.684	847,766.643
4	337,913.727	847,633.927
5	338,044.032	847,635.717
6	338,039.169	848,166.113

TRAVERSE TABLE

Starting at Monument CL-16 (336,395.680 m.N., 848,187.541 m.E.) with an initial bearing of South 1°10'02" West to Monument CL-16A; thence North 1°18'33" West, 804.30 feet; thence North 2°09'19" West, 1581.36 feet; thence North 0°28'51" East, 373.36 feet; thence North 0°55'35" West, 659.65 feet; to the Southeast corner of the Southeast quarter of Section 20, Township 51, Range 32; thence North 0°40'13" East, 500.00 feet to the Southeast 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 0.999[illegible]033; coordinates listed are in meters.

RECOMMENDED GRADES
NORTH BRIGHTON AVENUE

GRADE POINT LOCATION	ELEVATION	V.C.T.
260.00' N. of ℄ of NE. 65th Terrace	104.00	None
30.00' S. of ℄ of NE. 65th Terrace	83.00	350'
360.00' S. of ℄ of NE. 65th Terrace	104.80	None

DESCRIPTION: A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 51, RANGE 32, IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 0°40'13" EAST, ALONG THE EAST LINE OF SAID QUARTER SECTION, 500.00 FEET FOR A TRUE POINT OF BEGINNING; THENCE NORTH 89°29'15" WEST, 1305.81 FEET; THENCE NORTH 0°41'52" EAST, 145.70 FEET; THENCE NORTH 89°07'05" WEST, 435.52 FEET; THENCE NORTH 0°47'14" EAST, 427.59 FEET; THENCE SOUTH 89°28'29" EAST, 1740.38 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 0°40'13" WEST, ALONG SAID EAST LINE, 575.70 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 21.55 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 VALLEY BROOK.

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

BUILDING LINES: Building setback lines are as shown on the plat and no building, or portion thereof, shall be built between these lines and the street lines.

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 on 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 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.

The land shown and designated hereon as Tract HA-1, is intended to be devoted to the common use and enjoyment of all owners and residents of the subdivision as members of the VALLEY BROOK Homeowners Association, subject to the terms and provisions of the Dedication of Restrictions and Covenants, recorded simultaneously herewith.

The undersigned proprietor agrees to pay $7,816.06, contribution in lieu of dedicating Parkland for 36 single family units, in satisfaction of Section 31.32, Code of General Ordinances.

The lands herein platted lie partially within the limits of a regulatory floodplain, as designated on the official floodplain document and are subject to the restrictions of Chapter 40, Code of General Ordinances of Kansas City, Missouri, and are further subject to the revisions of Chapter X - Federal Insurance Administration, Subchapter B - National Flood Insurance Program for eligibility thereof. However, due to change in circumstances, the boundaries as shown hereon may be modified from time to time. Therefore, specific information concerning the location of the floodplain boundaries should be ascertained at the pertinent time from the appropriate authorities, the City of Kansas City, Missouri, or the Federal Emergency Management Administration.

IN TESTIMONY WHEREOF: BERINGER HOMES, INC., a Missouri Corporation, has by authority of its Board of Directors, caused these presents to be signed by its President, attested by its Secretary and its Corporate Seal to be hereto affixed this 27th day of March, 1995.

BERINGER HOMES, INC.

By: Robert A. Wooldridge, President

Attest: Robert A. Wooldridge, Secretary

STATE OF MISSOURI }
COUNTY OF Clay } s.s.

Be it remembered that on this 27th day of March, 1995, before me, a Notary Public, appeared Robert A. Wooldridge, to me personally known, who being by me duly sworn, did say that he is the President of BERINGER HOMES, INC., and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation, and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said Robert A. Wooldridge acknowledged said instrument to be the free act and deed of said Corporation.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

My Commission Expires

JOSHUA B. WILSON
Notary Public for Northern Band
STATE OF MISSOURI
CLAY COUNTY
My Commission Expires OCT 2, 1996

Notary Public

SURVEYOR'S CERTIFICATION: I hereby certify that the plat of VALLEY BROOK 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 Suburban 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.

STATE OF MISSOURI
JAMES M. WILLIAMS
NUMBER 1658
REGISTERED LAND SURVEYOR

James M. Williams No. 1658

5/10/95 9AM
Cab D(2)(Sec)

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CITY PLAN COMMISSION
Approved 3-22-94
Chairman
Whitney E. Kerr Sr.
Assistant Secretary
Virginia L. Walsh

PUBLIC WORKS DEPARTMENT
Approved 3-28-95
City Engineer
Charles E. Owsley
Approved 3-31-95
Director
George E. Wolff, Jr.

CITY COUNCIL
Entry Number 950175
This is to certify that the within plat was submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. 950277 duly authenticated as passed this 6th day of April, 1995.
CITY OF FOUNTAINS HEART OF THE NATION
Mayor
Emanuel Cleaver II
City Clerk
Catherine T. Rocha

GRADE POINT LOCATION

STREET GRADES	ELEVATION	V.C.T.
NE. 65TH TERRACE		
℄ of N. Brighton Avenue	89.46 AS CITY	None
37.50' W. of ℄ of N. Brighton Avenue	89.29	25'
130.00' W. of ℄ of N. Brighton Avenue	93.79	25'
300.00' W. of ℄ of N. Brighton Avenue	97.03	50'
700.00' W. of ℄ of N. Brighton Avenue	113.03	125'
1100.00' W. of ℄ of N. Brighton Avenue	139.03	100'
1300.00' W. of ℄ of N. Brighton Avenue	135.03	50'
1468.77' W. of ℄ of N. Brighton Avenue	123.73	75'
(at intersection of N. Cypress Ave.)		
1510.00' SWly. of ℄ of N. Brighton Avenue	126.69	30'
1625.00' SWly. of ℄ of N. Brighton Avenue	120.74	75'
1797.28' SWly. of ℄ of N. Brighton Avenue	126.87	None
NORTH CYPRESS AVENUE		
℄ of North Cypress Avenue (at intersection of NE. 65th Terrace)	125.75	75'
148.71' NWly. of ℄ of NE. 65th Terrace	130.09	None
NORTH ELMWOOD COURT		
℄ of NE. 65th Terrace	137.34	None
65.00' S. of ℄ of NE. 65th Terrace	133.99	50'
230.00' S. of ℄ of NE. 65th Terrace	115.64	50'
300.00' S. of ℄ of NE. 65th Terrace	113.14	None
EAST CUL-DE-SAC		
℄ of NE. 65th Terrace	108.19	None
30.00' S. of ℄ of NE. 65th Terrace	107.15	30'
125.00' S. of ℄ of NE. 65th Terrace	101.15	25'
130.00' S. of ℄ of NE. 65th Terrace	99.76	None
WEST CUL-DE-SAC		
℄ of NE. 65th Terrace	125.32	None
60.00' S. of ℄ of NE. 65th Terrace	124.07	40'
150.00' S. of ℄ of NE. 65th Terrace	115.52	None

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

VALLEY BROOK
KANSAS CITY, CLAY COUNTY, MISSOURI

Job No. 1864
Scale: Noted
Date: 6-27-94
Drawn: RJS
Ch'kd:
Apov'd:
Revisions: 7-1-94, 8-23-94, 8-26-94, 11-15-94, 12-16-94, 12-22-94, 1-12-95
Sheet No. 1 of 1

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com