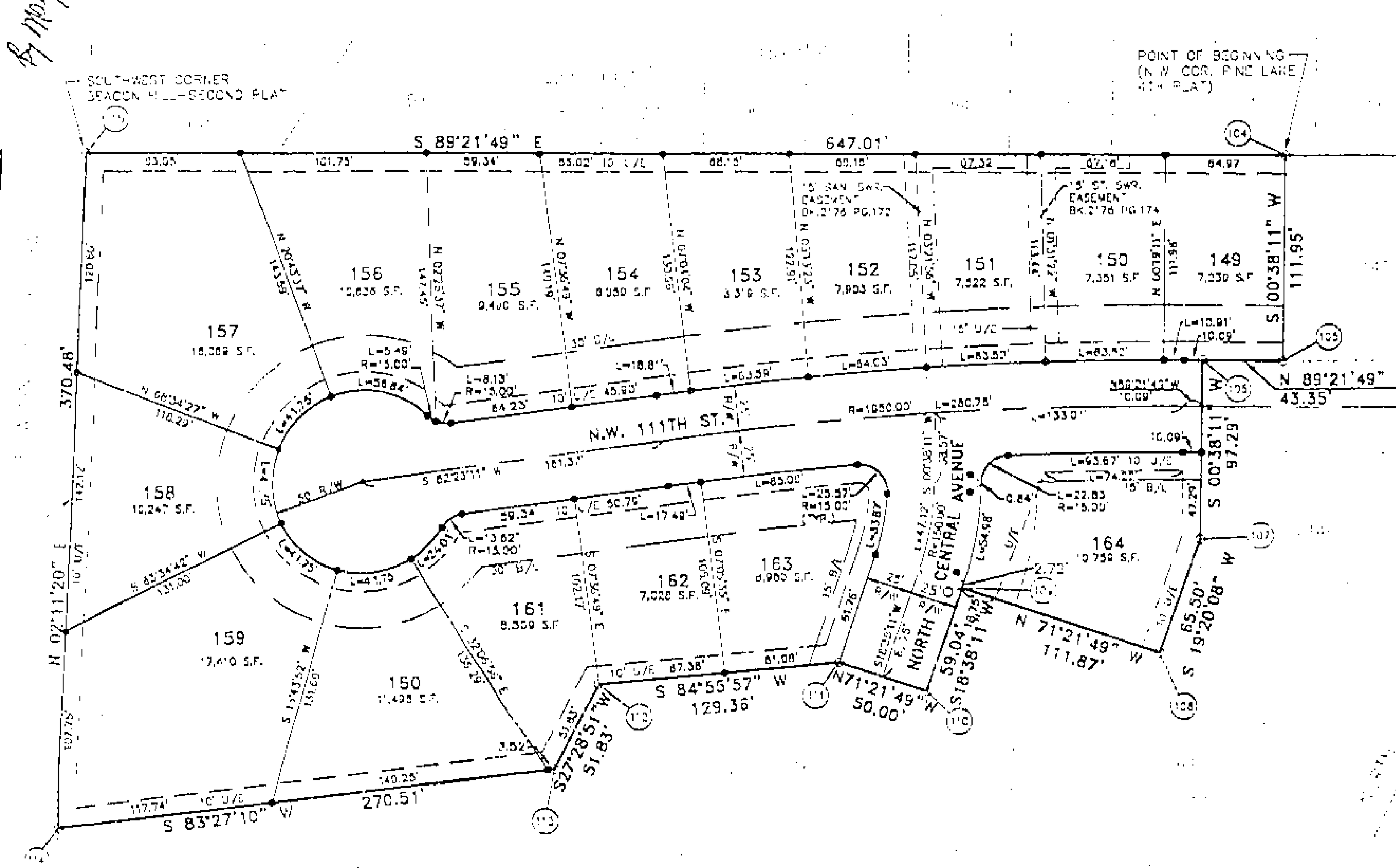
Clay County, Missouri
Land Survey Document

H 75214 OCT 9, '95

951154

PINE LAKE - 5TH PLAT

SEC. 26-52-33, KANSAS CITY, CLAY COUNTY, MISSOURI



NOTE:
VEHICULAR ACCESS FROM U.S. 169 HWY. FOR LOTS 157-159 IS PROHIBITED.

STREET GRADES

GRADE POINT	ELEV.	V.C.T.	GRD BRK.
N.W. 111TH ST			
30.00' W. OF E. LINE OF SUBDIVISION	297.65		X
53.33' W. OF E. LINE OF SUBDIVISION	297.48		
103.33' W. OF E. LINE OF SUBDIVISION	295.48	40.00	
143.33' W. OF E. LINE OF SUBDIVISION	295.88		
200.00' W. OF E. LINE OF SUBDIVISION	296.45		X
215.00' W. OF E. LINE OF SUBDIVISION	296.90		
240.00' W. OF E. LINE OF SUBDIVISION	297.65	25.00	
265.00' W. OF E. LINE OF SUBDIVISION	299.00		
387.50' W. OF E. LINE OF SUBDIVISION	305.76		
440.00' W. OF E. LINE OF SUBDIVISION	308.65	52.50	
492.50' W. OF E. LINE OF SUBDIVISION	309.70		
CENTER OF CUL-DE-SAC	309.76		
NORTH CENTRAL AVENUE			
AT THE INTERSECTION OF N.W. 111TH ST.	296.31		X
35.41' S. OF N.W. 111TH ST.	295.55		X
S. END OF SUBDIVISION	293.89		X

UNDESIRABLE NOISE LEVELS:

THE AREA DESCRIBED HEREIN LIES ADJACENT TO U.S. 169 HIGHWAY. AS SUCH, SUCH DEVELOPMENT MAY BE SUBJECT TO UNDESIRABLE NOISE LEVELS DUE TO TRAFFIC GENERATION. APPROPRIATE MEASURES SHOULD BE TAKEN THROUGH ACOUSTICAL SITE PLANNING AND/OR ACOUSTICAL CONSTRUCTION TO REDUCE THE IMPACT OF UNDESIRABLE NOISE LEVELS.

STATE PLANE TRAVERSE TABLE

STATION	BEARING	DISTANCE*	NORTHING	EASTING
CL-09A				
	N 88°49'27" W	523.309		
CL-09			347853.254	843489.682
	S 04°18'05" E	346.322		
101			347507.916	843515.858
	S 87°27'46" W	593.176		
102			347481.655	842923.264
	S 00°57'02" E	219.809		
103			347261.680	842926.910
	S 89°21'30" E	26.189		
104			347262.173	842900.723
	S 00°38'30" W	34.120		
105			347228.055	842900.341
	N 89°21'30" W	13.211		
106			347228.203	842887.131
	S 00°38'30" W	29.650		
107			347198.555	842886.795
	S 19°20'27" W	19.963		
108			347179.710	842880.188
	N 71°21'30" W	34.095		
109			347190.619	842847.881
	S 18°38'30" W	17.990		
110			347173.557	842842.129
	N 71°21'30" W	15.238		
111			347178.438	842827.690
	S 84°56'15" W	39.425		
112			347174.959	842788.418
	S 27°29'10" W	15.796		
113			347160.846	842781.128
	S 83°27'26" W	~~82.766~~ 82.443		
114			347151.~~556~~ 864	842699.~~232~~ 329
	N 02°07'42" E	112.964		
115			347264.381	842703.545

NOTE: ALL BEARINGS AND COORDINATES IN THE ABOVE TABLE ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF .9998982
* DISTANCES IN THE ABOVE TABLE ARE IN GRID METERS.

PLAT NORTH
GRID NORTH

SCALE: 1" = 50'

LEGEND:

○ 1/2" BAR W/KVE CAP SET

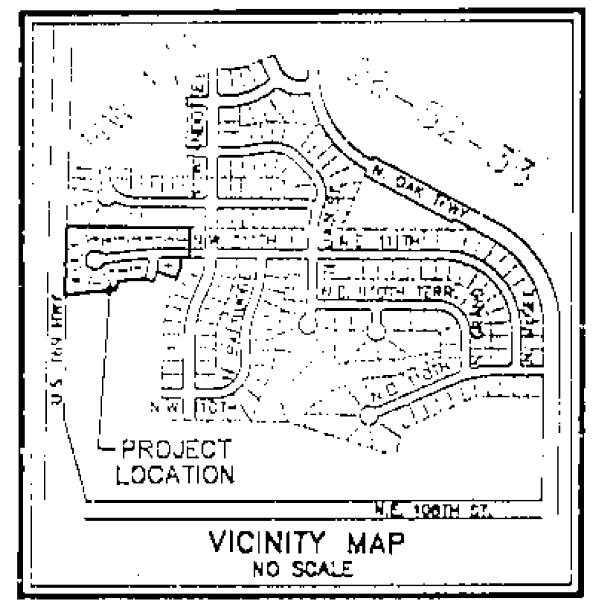
● 1/2" BAR W/KVE CAP TO BE SET UPON COMPLETION OF IMPROVEMENTS

BASIS OF BEARING:

WEST LINE OF "PINE LAKE – 4TH PLAT"

SURVEY REFERENCE:

TITLE COMMITMENT NO. 94020022, 2-8-94
FIRST TITLE INC., 6000 N. OAK, #302,
GLADSTONE, MO 64118



VICINITY MAP
NO SCALE

DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 52, RANGE 33, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE S 00°32'47" W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 383.40 FEET; THENCE N 89°21'49" W PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1,950.09 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED SAID POINT ALSO BEING THE NORTHWEST CORNER OF "PINE LAKE–4TH PLAT" ACCORDING TO THE RECORDED PLAT THEREOF; THENCE S 00°38'11" W ALONG THE WEST LINE OF SAID "PINE LAKE–4TH PLAT" A DISTANCE OF 111.95 FEET; THENCE N 89°21'49" W CONTINUING ALONG SAID WEST LINE A DISTANCE OF 43.35 FEET; THENCE S 00°38'11" W CONTINUING ALONG SAID WEST LINE A DISTANCE OF 97.29 FEET; THENCE S 19°20'08" W CONTINUING ALONG SAID WEST LINE A DISTANCE OF 65.50 FEET; THENCE N 71°21'49" W A DISTANCE OF 111.87 FEET; THENCE S 18°38'11" W A DISTANCE OF 59.04 FEET; THENCE N 71°21'49" W A DISTANCE OF 50.00 FEET; THENCE S 84°55'57" W A DISTANCE OF 129.36 FEET; THENCE S 27°28'51" W A DISTANCE OF 51.83 FEET; THENCE S 83°27'10" W A DISTANCE OF 270.51 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. 169 HIGHWAY AS IT IS NOW ESTABLISHED; THENCE N 02°11'20" E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 370.48 FEET TO THE SOUTHWEST CORNER OF "BEACON HILL–SECOND PLAT" ACCORDING TO THE RECORDED PLAT THEREOF; THENCE S 89°21'49" E ALONG THE SOUTH LINE OF SAID "BEACON HILL–SECOND PLAT" A DISTANCE OF 647.01 FEET TO THE POINT OF BEGINNING. CONTAINS 192,181 SQUARE FEET OR 4.4119 ACRES MORE OR LESS.
END OF DESCRIPTION.

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT OF "PINE LAKE – 5TH 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 BELIEF.

DEREK [illegible] RLS #2484 — 8/15/95 DATE

11/7/95 [illegible] Cabinet E

DEDICATION:

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 AND THE SUBDIVISION SHALL HEREAFTER BE KNOWN AS:
PINE LAKE – 5TH PLAT

EASEMENT:

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 THERE OF 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 RE-CONSTRUCTION AND PROPER, SAFE AND OR 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 ADJOINING LAND 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 AND DIRECTOR OF WATER SERVICES DEPARTMENT, AS APPLICABLE.

BUILDING LINES:

BUILDING LINES (B/L) OR SETBACK LINE ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

STREETS:

THE STREETS SHOWN ON THIS PLAT AND HERETOFORE NOT DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

PARKLAND:

PARKLAND DEDICATION REQUIREMENTS HAVE BEEN MET WITH THE PLAT OF PINE LAKE 1ST PLAT THEREFORE, NO PARKLAND WILL BE DEDICATED BY THIS PLAT, PURSUANT TO SECTION 66.128, CODE OF GENERAL ORDINANCES, AS AMENDED.

IN TESTIMONY WHEREOF: PINE LAKE DEVELOPMENT COMPANY, INC., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL AFFIXED THIS 16th DAY OF August 19 95

BY ______ PRESIDENT, LES SMITH BY ______ SECRETARY, ART HAMMEN

STATE OF MISSOURI } SS:
COUNTY OF PLATTE }

ON THIS 16th DAY OF August 19 95 BEFORE ME PERSONALLY APPEARED LES SMITH AND ART HAMMEN, WHO BEING BY ME SWORN DID SAY THEY ARE PRESIDENT AND SECRETARY, RESPECTIVELY, OF PINE LAKE DEVELOPMENT COMPANY INCORPORATED, A MISSOURI CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

Mary B. Weir — NOTARY PUBLIC — MY COMMISSION EXPIRES June 13 19 98

MARY B. WEIR
Notary Public - Notary Seal
STATE OF MISSOURI
Platte County
My Commission Expires June 13, 1998

CITY PLAN COMMISSION:
APPROVED: ______
WHITNEY E. KERR, SR. — CHAIRMAN
VIRGINIA L. WALSH — ASST. SECRETARY

PUBLIC WORKS:
APPROVED: 8-21-95
CHARLES E. OWSLEY — CITY ENGINEER
GEORGE A. WOLF, JR. — DIRECTOR
950579 ENTRY NO.

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. 951154 DULY AUTHENTICATED AS PASSED THIS ____ DAY OF September 1995.

EMANUEL CLEAVER II — MAYOR
CATHERINE T. ROCHA — CITY CLERK

THIS PLAT AND THE SURVEY OF PINE LAKE – 5TH PLAT WERE EXECUTED BY KAW VALLEY ENGINEERING, INC., 122 N.W. PARKWAY, RIVERSIDE, MISSOURI 64150.

PINE LAKE – 5TH PLAT
KAW VALLEY ENGINEERING
PROJ. # 94-11.030 · DATE: 8-14-95 · SHEET 1 OF 1

http://www.ClayCoGov.com