Clay County, Missouri
Land Survey Document

MEADOWS OF NORTH BROOK
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	CL-19			340079.756	851589.837
201	TP-1	S88°44'03"E	220.136	340074.893	851789.920
202	TP-2	S88°04'37"E	408.710	340061.178	852198.420
203	TP-3	S0°50'34"E	161.318	339899.577	852200.773
204		S2°15'00"W	340.693	339559.251	852187.290
205	POB	S1°16'05"W	300.135	339259.190	852180.649
206		N88°48'09"W	458.919	339268.780	851721.830
207		N27°59'44"W	61.410	[illegible]	851693.004
208		N34°35'35"E	27.465	339345.614	851708.597
209		S77°04'45"E	23.635	339340.262	851731.926
210		N88°56'57"E	69.057	339341.529	851800.971
211		N72°13'46"E	28.779	339350.312	851828.377
212		N56°01'31"E	28.779	339366.394	851852.243
213		N38°01'18"E	28.344	339388.415	851870.089
214		N26°27'44"E	28.229	339411.698	851881.777
215		S63°32'16"E	15.239	339405.105	851895.419
216		S26°27'44"W	19.279	339387.946	851886.828
217		S63°40'51"E	79.959	339352.395	851958.498
218		S88°43'11"E	112.871	339349.873	852071.341
219		N6°34'59"E	15.343	339365.115	852073.100
220		N1°16'49"E	192.067	339557.134	852077.391
221		S88°43'11"E	36.573	339556.317	852113.954
222		S1°16'49"E	4.572	339560.887	852114.056
204		S88°43'11"E	73.252	339559.251	852187.290

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 .9999036. COORDINATES ARE IN METERS.

STREET GRADES

	GRADE POINT	ELEV.	V.C.T.
	N. McKinley Avenue		
	Centerline of NE 72nd Terrace	121.36	—
52.00	Feet North of the Centerline of NE 72nd Terrace	120.29	39.00
145.13	Feet North of the Centerline of NE 72nd Terrace (North Line of Plat)	124.94	—
	NE 72nd Terrace CUL-DE-SAC		
	Centerline of NE 72nd Terrace	124.24	—
14.00	Feet Southeast of the Centerline of NE 72nd Terrace	123.95	—
47.31	Feet Southeast of the Centerline of NE 72nd Terrace (Center of Cul-de-sac)	123.62	—
	NE 73rd Terrace		
150.49	Feet West of the Centerline of N. Lewis Avenue	139.34	—
25.60	Feet West of the Centerline of N. Lewis Avenue	150.05	125.40
155.63	Feet East of the Centerline of N. Lewis Avenue	142.82	42.50
215.38	Feet East of the Centerline of N. Lewis Avenue (Centerline of N. Stark Avenue)	144.06	—
	NE 72nd Terrace/N. Lewis Avenue		
379.76	Feet West of the Centerline of N. McKinley Avenue (Center of Cul-de-sac)	117.56	—
290.24	Feet Easterly of the Centerline of N. McKinley Avenue	124.26	100.00
590.24	Feet Easterly and Northeasterly of the Centerline of N. McKinley Avenue	142.26	100.00
875.49	Feet Easterly and Northeasterly of the Centerline of N. McKinley Avenue	145.41	25.00
929.49	Feet Easterly and Northeasterly of the Centerline of N. McKinley Avenue (Centerline of NE 73rd Terrace)	146.53	—
994.49	Feet Easterly and Northeasterly of the Centerline of N. McKinley Avenue	145.18	36.00
1044.49	Feet Easterly and Northeasterly of the Centerline of N. McKinley Avenue (North line of Plat)	146.68	—
	N. Stark Avenue		

NOTE: Street Grades for N. Stark Avenue were established by Ordinance #63569, passed on February 6, 1987 and by Ordinance #951214, passed on October 7, 1995.

LEGAL DESCRIPTION:

A tract of land lying in the Southeast Quarter of Section 15, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at the Southeast Corner of said Southeast Quarter; thence North 88°48'09" West, along the South line of said Southeast Quarter, 1505.78 feet; thence North 27°59'44" West, 201.50 feet; thence North 34°35'35" East, 90.12 feet; thence South 77°04'45" East, 78.53 feet; thence North 88°56'57" East, 226.59 feet; thence North 72°13'46" East, 94.43 feet; thence North 56°01'31" East, 94.43 feet; thence North 38°01'18" East, 93.00 feet; thence North 26° [illegible] East, 86.06 feet; thence South 63°32'16" East, 50.00 feet; thence South 26°27'44" West, 63.26 feet; thence South 63°40'5[illegible] [illegible] 7.36 feet; thence South 88°43'11" East, 370.35 feet; thence North 6°34'59" East, 50.34 feet; thence North 1°16'49" East, 63[illegible] [illegible] thence South 88°43'11" East, 120.00 feet; thence North 1°16'49" East, 15.00 feet; thence South 88°43'11" East, 240.35 feet to [illegible] on the East line of said Southeast Quarter; thence South 1°10'05" West, along said East line, 984.79 feet to the Point of Beginning. Containing 18.36 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:

MEADOWS OF NORTH BROOK - 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 Services 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: Parkland requirements will be deferred to future plats of the North Brook Development.

NOTE: No vehicular access shall be made from Lots 1 through 12, inclusive, to N. Stark Avenue.

TRACT H: Tract H is reserved for the installation and construction of storm water detention basins which will be maintained by the North Brook Homes Association, according to the Homes Association Declaration and according to the Declaration of Covenants Conditions Restrictions and Easements recorded simultaneously herewith.

H.A. TRACTS: H.A. Tract 5 (0.01 ac.) and H.A. Tract 6 (0.01 ac.) are hereby reserved as Private Open Space for subdivision monumentation and shall be maintained by the North Brook Homes Association, according to the Homes Association Declaration and according to the Declaration of Covenants Conditions Restrictions and Easements recorded simultaneously herewith.

IN WITNESS WHEREOF: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 16th day of April, 1996.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.

Thomas E. Steadman, Vice President — Donald K. Hagan, Assistant Secretary

STATE OF MISSOURI)
COUNTY OF Clay) SS:

Be it remembered that on this 16th day of April, 1996, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Thomas E. Steadman and Donald K. Hagan, to me personally known, who being by me duly sworn, did say that they are Vice President and Assistant Secretary, respectively of HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said Thomas E. Steadman and Donald K. Hagan acknowledged said instrument to be the free act and deed of said corporation.

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

My commission expires: Jan. 22, 1998 — Notary Public

CONNIE S. THOMAS
NOTARY PUBLIC STATE OF MISSOURI
RAY COUNTY
MY COMMISSION EXP. JAN 22, 1998

CITY PLAN COMMISSION

Approved

Chairman - Whitney E. Kerr, Sr.

Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved

City Engineer - Charles E. Dwsley

for Director - George E. Wolf, Jr.

960199
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 960214 duly authenticated as passed this 22 day of May, 1996.

Mayor - Emanuel Cleaver, II

CITY CLERK
City Clerk - Catherine T. Rocha

Cat. 6
5/21/96

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

I HEREBY CERTIFY: that the plat of MEADOWS OF NORTH BROOK - 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 Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. 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.

4-29-96
Date

Signed W. James Schowe — RLS #1959

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers - Land Surveyors
Landscape Architects
5577 NW BARRY ROAD, KANSAS CITY, MISSOURI 64151
(816) 587-4320 FAX (816) 587-1393

DATE: 3-12-96	JOB No. - 95132	File Name - MN3-1

http://www.ClayCoGov.com