Clay County, Missouri
Land Survey Document

OAK HILL ESTATES
SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

STATE PLANE TRAVERSE TABLE

Station	Bearing (Grid Meters)	Dist.	Northing	Easting
CL-10			341623.056	842837.930
102	S35°44'47"E	436.739	341790.442	843278.428
103	N85°04'25"E	171.822	341802.194	843447.847
104	N0°47'43"E	806.225	342608.363	843457.198
105 SW Cor. NE 1/4	N0°31'05"E	799.005	343407.335	843464.418
106 NWCor. S 1/2 NE 1/4	N0°22'24"E	376.265	343783.599	843465.419
107 True Point of Beginning	S89°35'31"E	424.202	343783.578	843889.610
108	S89°35'31"E	105.145	343779.830	843994.752
109	S3°24'29"W	119.782	343660.050	843993.900
110	N83°02'25"E	56.678	343669.353	844049.721
111	N47°17'25"E	20.251	343683.589	844064.622
112	S45°58'06"E	38.810	343658.004	844091.067
113 R.P.	N45°58'06"W	108.869	343732.145	844014.376
114	S54°29'29"E	108.869	343670.193	844101.211
115	S54°29'30"E	56.473	343637.394	844147.184
116	S53°07'38"W	7.633	343632.814	844141.078
117	S36°52'24"E	86.425	343563.677	844192.937
118	S53°44'54"W	24.948	343548.924	844172.818
119	S45°42'01"W	15.238	343538.282	844161.912
120 R.P.	N45°42'01"E	129.527	343628.745	844254.614
121	S53°07'38"W	129.527	343551.022	844150.998
122	N36°52'24"W	1.686	343552.371	844149.986
127	S52°31'45"W	50.201	343521.952	844110.302
124	S8°02'45"W	49.883	343472.580	844103.323
125 R.P.	S8°02'45"W	913.815	342567.836	843974.722
126	N4°39'08"W	918.818	343478.587	843900.195
127	S88°59'29"W	20.078	343478.244	843880.122
128	N0°29'12"W	59.455	343537.708	843879.617
129	N16°57'23"E	48.141	343583.754	843893.657
130	N4°47'16"E	38.297	343621.917	843896.854
131	N85°12'44"W	3.048	343622.172	843893.818
132	N4°47'16"E	45.849	343667.862	843897.627
133	N85°12'44"W	27.952	343669.995	843869.762
134	N28°35'36"E	43.192	343706.818	843889.097
107	N0°24'29"E	71.962	343780.578	843889.610

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 .9998891 COORDINATES ARE IN METERS.

STREET GRADES

	Grade Point	Elev.	V.C.T.
	N.E. 93rd Street/N. Harrison Street		
387.74	Feet West of the Centerline of N. Campbell Court	257.20	—
280.54	Feet West of the Centerline of N. Campbell Court	258.30	100.00'
89.46	Feet East of the Centerline of N. Campbell Court	253.04	100.00'
464.46	Feet East of the Centerline of N. Campbell Court	216.20	230.00'
694.46	Feet East of the Centerline of N. Campbell Court	239.20	—
	N. Campbell Court		
	Centerline of N.E. 93rd Street	254.65	—
38.00	Feet South of the Centerline of N.E. 93rd Street	253.84	25.00'
257.39	Feet South of the Centerline of N.E. 93rd Street (Center of Cul-de-Sac)	257.34	—
	N. Charlotte Street		
224.90	Feet South of the Centerline of N.E. 93rd Street (Center of Cul-de-Sac)	256.74	—
38.00	Feet South of the Centerline of N.E. 93rd Street	256.80	25.00'
	Centerline of N.E. 93rd Street	259.41	—
38.00	Feet North of the Centerline of N.E. 93rd Street	256.80	25.00'
350.00	Feet North of the Centerline of N.E. 93rd Street	250.24	50.00'
400.00	Feet North of the Centerline of N.E. 93rd Street	250.90	—
	N. Harrison Street		
	Centerline of N.E. 93rd Street	236.21	—
38.00	Feet South of the Centerline of N.E. 93rd Street	235.40	25.00'
415.00	Feet South of the Centerline of N.E. 93rd Street	242.92	60.00'
495.00	Feet South of the Centerline of N.E. 93rd Street	238.12	—
	N.E. 93rd Street		
	Centerline of N. Harrison Street	243.11	—
50.00	Feet Northwest of the Centerline of N. Harrison Street	239.07	30.00'
110.00	Feet Northeast of the Centerline of N. Harrison Street	232.58	—

LEGAL DESCRIPTION:

A subdivision of land lying in the Northeast Quarter of Section 2, Township 51, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest Corner of said Northeast Quarter; thence North 0°09'08" East, along the West line of said Northeast Quarter, 1234.59 feet to the Northwest Corner of the South One-Half of said Northeast Quarter; thence South 89°35'31" East, along the North line of said South One-Half, 1391.87 feet to the True Point of Beginning of the tract to be herein described, said point being the Northeast Corner of OAK HILL ESTATES - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence continuing South 89°35'31" East, along said North line, 345.00 feet; thence South 0°24'29" West, 393.03 feet; thence North 80°02'25" East, 185.95 feet; thence North 47°17'25" East, 66.45 feet; thence South 45°58'06" East, 120.78 feet; thence Northeasterly along a curve to the left, having an initial tangent bearing of North 44°01'54" East, a radius of 350.00 feet, an arc distance of 52.08 feet; thence South 54°29'30" East, 185.30 feet; thence South 53°07'38" West, 25.04 feet; thence South 36°52'24" East, 283.58 feet; thence South 53°44'54" West, 81.86 feet; thence South 45°42'01" West, 50.00 feet; thence Northwesterly, along a curve to the right, having an initial tangent bearing of North 44°17'59" West, a radius of 425.00 feet, an arc distance of 55.08 feet; thence North 36°52'24" West, 5.53 feet; thence South 52°31'45" West, 164.06 feet; thence South 8°02'45" West, 163.61 feet to a point on the North right-of-way line of Missouri Route 152, as now established; thence Westerly along said North right-of-way line, on a curve to the left, having an initial tangent bearing of North 81°57'15" West, a radius of 2314.79 feet, an arc distance of 668.16 feet; thence South 88°59'29" West, along said North right-of-way line, 65.87 feet to the Southeast Corner of said OAK HILL ESTATES - FIRST PLAT; thence North 0°29'12" West, along the East line of said OAK HILL ESTATES - FIRST PLAT, 195.11 feet; thence North 16°57'23" East, along said East line, 157.96 feet; thence North 4°47'16" East, along said East line, 125.66 feet to a point on the North line of NE 93rd Street, as now established, thence North 85°12'44" West, along said North line, 10.00 feet; thence North 4°47'16" East, along said East line, 149.76 feet; thence North 85°12'44" West, along said East line, 91.75 feet; thence North 28°35'35" East, along said East line, 141.72 feet; thence North 0°24'29" East, along said East line, 236.12 feet to the True Point of Beginning. Containing 14.85 acres, more or less.

IN WITNESS WHEREOF: OAKHILL DEVELOPMENT, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 24th day of April, 1996.

OAKHILL DEVELOPMENT, INC.

Jon W. Matthews, President   William T. Mann, Secretary

STATE OF MISSOURI)
) SS:
COUNTY OF Platte)

Be it remembered that on this 24th day of April, 1996, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Jon W. Matthews and William T. Mann, to me personally known, who being by me duly sworn, did say that they are President and Secretary, respectively, of OAKHILL 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 Jon W. Matthews and William T. Mann 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.

NANCY L. LUTJEN, Notary Public - State of Missouri, Commissioned in Platte County

My commission expires: My Commission Expires Aug. 1, 1997   Notary Public

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:

OAK HILL ESTATES - SECOND 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.

PARKLAND DEDICATION: The Developer elects to pay the City of Kansas City, Missouri, the sum of Six Thousand Five Hundred Fifty Nine and 91/100ths Dollars ($6,559.91) in lieu of required park land dedication for forty-seven (47) single-family units, pursuant to Section 66.128, Code of Ordinances, as amended.

NOTE - UNDESIRABLE NOISE LEVELS: The area described herein lies adjacent to Missouri Route 152. 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.

NOTE: No direct vehicular access shall be made from Lots 69, 70, 79, 80 and 81 to Missouri Route 152.

CITY PLAN COMMISSION

Approved

Chairman - Whitney E. Kerr, Sr.

Acting Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved

City Engineer - Charles C. Owsley

for Director - George E. Wolf, Jr.

9/0257

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 960279 duly authenticated as passed this 13 day of June, 1996.

Mayor - Emanuel Cleaver, II

CITY CLERK

City Clerk - Catherine T. Rocha

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

I HEREBY CERTIFY: that the plat of OAK HILL ESTATES - SECOND 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 #1977

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

http://www.ClayCoGov.com