Clay County, Missouri
Land Survey Document

BROOKESHIRE–SECOND 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-14			337008.152	842215.410
201 TP-1	N13°52'52"W	343.085	337341.188	842133.106
202 TP-2	N89°16'23"W	179.078	337348.718	841954.230
203 TP-3	N4°54'10"W	1253.221	338598.354	841847.123
204 SW Cor. NE 1/4	S75°38'28"W	27.759	338591.478	841820.231
205 P.O.B.	N0°24'36"E	808.931	339400.388	841826.018
206	S89°22'45"E	86.898	339399.446	841912.902
207	N83°03'21"E	27.683	339402.785	841940.382
208	N53°54'45"E	35.238	339423.562	841968.865
209	N82°26'24"E	27.322	339427.157	841995.970
210	N0°24'36"E	19.078	339446.234	841996.106
211	S89°19'28"E	13.322	339446.077	842009.428
212 R.P.	N48°15'40"E	157.843	339551.026	842127.059
213	S26°13'05"W	157.843	339409.801	842057.414
214	S0°26'00"W	48.823	339360.780	842057.037
215	N89°34'00"W	30.477	339360.010	842026.581
216	S0°26'00"W	320.835	339039.084	842024.134
217 R.P.	N18°12'30"E	94.384	339128.751	842053.830
218	S28°33'36"W	94.384	339045.916	842008.585
219	N60°08'24"W	18.581	339054.182	841990.467
220 R.P.	N25°53'36"E	158.830	339194.573	842070.025
221	S48°23'36"W	158.830	339089.076	841951.835
222 R.P.	S48°23'36"W	126.334	339005.450	841852.923
223	N30°55'47"E	126.334	339113.819	841917.857
224	N30°55'47"E	7.818	339121.355	841921.773
225	N30°55'37"E	42.898	339160.154	841943.820
226	N59°03'44"W	26.540	339173.798	841921.056
227	N51°29'36"W	60.223	339211.289	841873.925
228	N24°50'50"W	49.388	339256.087	841853.187
229	N45°20'36"W	47.000	339288.121	841819.748
230	N42°04'38"W	38.787	339316.880	841793.079
231	N74°44'48"W	78.830	339339.347	841717.219
232	N15°54'55"E	62.534	339399.464	841734.367
205	N89°26'06"E	91.658	339400.388	841826.018

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 0.9999027. COORDINATES ARE IN METERS.

STREET GRADES

	GRADE POINT	ELEV.	VCT
	N. Jarboe Street		
	Centerline of NW 70th Street	208.89	—
75.00	Feet Northerly of the Centerline of NW 70th Street	205.13	50.00'
225.00	Feet Northerly of the Centerline of NW 70th Street	196.75	100.00'
375.00	Feet Northerly of the Centerline of NW 70th Street	198.75	50.00'
550.00	Feet Northerly of the Centerline of NW 70th Street	201.22	125.00'
1050.00	Feet Northerly of the Centerline of NW 70th Street	161.86	200.00'
1288.61	Feet Northerly of the Centerline of NW 70th Street	166.60	—
	NW 71st Court		
175.00	Feet Westerly of the Centerline of N. Jarboe Street	174.53	—
150.00	Feet Westerly of the Centerline of N. Jarboe Street	175.53	25.00'
75.00	Feet Westerly of the Centerline of N. Jarboe Street	184.53	50.00'
	Centerline of N. Jarboe Street	186.09	—
50.00	Feet Easterly of the Centerline of N. Jarboe Street	185.05	30.00'
150.00	Feet Easterly of the Centerline of N. Jarboe Street	187.05	50.00'
200.00	Feet Easterly of the Centerline of N. Jarboe Street	188.05	—
	N. Mercier Court		
171.87	Feet South of the Centerline of NW 72nd Street	136.42	—
207.87	Feet South of the Centerline of NW 72nd Street	134.34	25.00'
232.87	Feet South of the Centerline of NW 72nd Street	153.34	—

LEGAL DESCRIPTION:

A resurvey and subdivision of all that part of Lots 3, 4, and 17, EUREKA FARMS, a subdivision of land lying in the Northeast Quarter and the Northwest Quarter of Section 22, Township 51, Range 33, Kansas City, Clay County, Missouri, and Lot 45, HIDDEN LAKES LOTS 43 THRU 92 INCL., TRACT A, TRACT B, a subdivision of land in the Southeast Quarter and the Southwest Quarter of Section 15, and the Northeast Quarter of Section 22, all in Township 51, Range 33, Kansas City, Clay County, Missouri, and part of the Southeast Quarter of Section 15, Township 51, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at the Northwest Corner of said Northeast Quarter; thence South 89°22'45" East, along the North line of said Northeast Quarter, said line being also the South line of WESTRIDGE, a subdivision of land in Kansas City, Clay County, Missouri, 285.10 feet; thence North 83°03'21" East, along said South line, 90.87 feet; thence North 53°54'45" East, along said South line, 115.69 feet; thence North 82°26'24" East, along said South line, 89.24 feet; thence North 0°24'36" East, along said South line, 62.60 feet; thence South 89°19'28" East, along said South line, 43.72 feet to a point on the Southerly right-of-way line of N.W. Hidden Lakes Drive, as now established; thence Southeasterly along said Southerly line, on a curve to the left, having an initial tangent bearing of South 41°44'20" East, a radius of 517.25 feet, an arc distance of 199.00 feet to the Northeast Corner of said Lot 45; thence South 0°26'00" West (Platted - S0°21'35"W) along the East line of said Lot 45, 163.48 feet (Platted - 163.45 feet) to the Southeast Corner thereof; thence North 89°34'00" West (Platted - N89°38'05"W) along the South line of said Lot 45, 100.00 feet to a point on the East line of said Lot 3; thence South 0°26'00" West, along said East line, 1053.04 feet to a point on the centerline of N.W. 70th Street, as now established; thence Northwest along said centerline, on a curve to the right, having an initial tangent bearing of North 71°47'32" West, a radius of 309.72 feet, an arc distance of 63.15 feet; thence North 60°08'24" West (Platted - N60°00'00"W), along said centerline, 61.00 feet; thence Northwesterly along said centerline, on a curve to the right, tangent to the last described course, having a radius of 523.77 feet, an arc distance of 178.28 feet; thence Northeasterly, along said centerline, on a curve to the left, having a common tangent to the last described course, a radius of 414.52 feet, an arc distance of 133.58 feet to the Southeast Corner of BROOKESHIRE - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 30°55'47" East, along the Easterly line of said BROOKESHIRE - FIRST PLAT, 25.00 feet; thence North 30°55'37" East, along said Easterly line, 140.75 feet; to the Northeasterly Corner of said BROOKESHIRE - FIRST PLAT; thence North 59°03'44" West, along the Northerly line of said BROOKESHIRE - FIRST PLAT, 87.08 feet; thence North 51°29'36" West, along said Northerly line, 197.60 feet; thence North 24°50'50" West, along said Northerly line, 161.98 feet; thence North 45°20'36" West, along said Northerly line, 154.21 feet; thence North 42°04'38" West, along said Northerly line, 130.58 feet; thence North 74°44'48" West, along said Northerly line, 258.63 feet; thence North 15°54'55" East, 205.19 feet to a point on the North line of said Northeast Quarter, said line being also the aforementioned South line of said WESTRIDGE; thence North 89°26'06" East, along said South line, 300.74 feet to the Point of Beginning. Containing 15.511 acres, more or less.

IN WITNESS WHEREOF: B. R. K. S., L.L.C., a Missouri Limited Liability Company, licensed to do business in the State of Missouri, has caused these presents to be executed this 12th day of June, 1996.

B. R. K. S., L.L.C.

Shane M. Danner, Manager

STATE OF MISSOURI)
) SS:
COUNTY OF Platte)

Be it remembered that on this 12th day of June, 1996, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Shane M. Danner, to me personally known, who being by me duly sworn, did say that he is Manager of B. R. K. S., L.L.C., a Limited Liability Company, and that said instrument was signed in behalf of said company by the authority of its Board of Directors and that said Shane M. Danner and acknowledged said instrument to be the free act and deed of said company.

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:

BROOKESHIRE - 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.

PARK LAND DEDICATION: Park land requirements will be deferred to future plats of BROOKESHIRE.

NOTE: Tract A is to be conveyed to Lot 1, Brookeshire - First Plat, after the recording of Brookeshire - Second Plat.

NOTE: Tract B and Tract C shall be maintained by the Brookeshire Homes Association.

CITY PLAN COMMISSION

Approved

Chairman - Whitney E. Kerr, Sr.

Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved

City Engineer - Charles E. Ownby

for Director - George E. Wolf, Jr.

9605514
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 960271 duly authenticated as passed this __ day of ______, 1996.

Mayor - Emanuel Cleaver, II

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

I HEREBY CERTIFY: that the plat of BROOKESHIRE - 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.

6-10-96
Date

Signed: W. James Bohowe, RLS #1959

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers — Land Surveyors
Landscape Architects
5577 NW BARRY RD, KANSAS CITY, MISSOURI
[illegible]

DATE: 4-24-96 | JOB NO. [illegible] | File Name: [illegible]

http://www.ClayCoGov.com