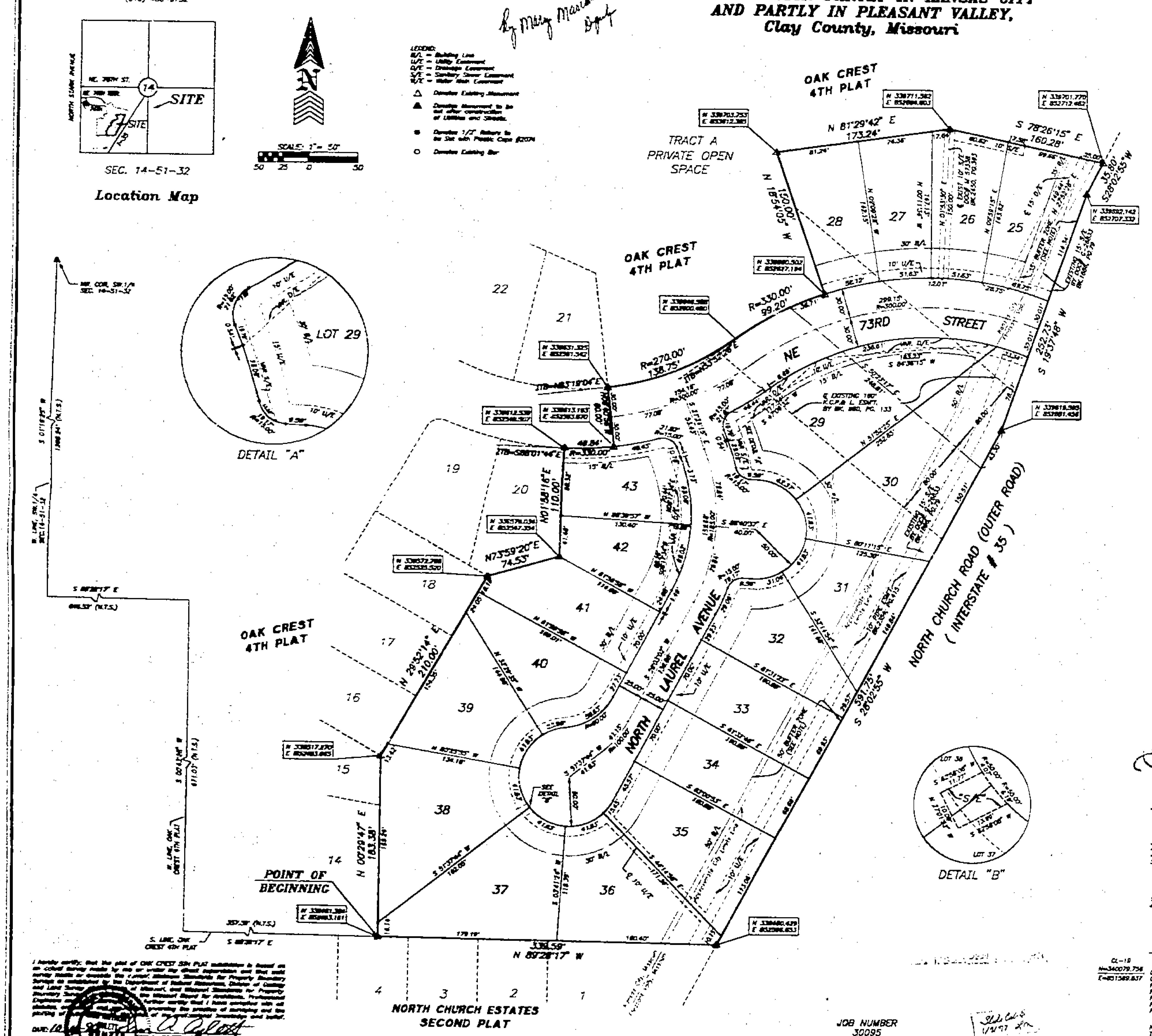
Clay County, Missouri
Land Survey Document

N 23120

Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732

OAK CREST 5TH PLAT

A SUBDIVISION PARTLY IN KANSAS CITY AND PARTLY IN PLEASANT VALLEY, Clay County, Missouri



LEGAL DESCRIPTION:
All that part of the Southwest Quarter of Section 14, Township 51, Range 33 being partly in the City of Kansas City and partly in the City of Pleasant Valley, Clay County, Missouri described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 14; thence South 01 degrees 18 minutes 25 seconds West along the West line of the Southwest Quarter of said Section 14, a distance of 1268.24 feet; thence South 89 degrees 28 minutes 17 seconds East along the South line of OAK CREST FIRST PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri also being the North line of SOUTH OAKS COURT, a subdivision of land in the City of Kansas City, Clay County, Missouri, a distance of 648.52 feet to a point on the Westerly line of OAK CREST 4TH PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence South 00 degrees 43 minutes 28 seconds West along the West line of said OAK CREST 4TH PLAT, a distance of 671.03 feet to the Southwest corner of said OAK CREST 4TH PLAT, thence South 89 degrees 28 minutes 17 seconds East along the South line of said OAK CREST 4TH PLAT, a distance of 357.38 feet to the Point of Beginning of the tract of land herein to be described, said point also being the Southeast corner of said OAK CREST 4TH PLAT; thence North 00 degrees 29 minutes 47 seconds East along the East line of Lots 14 and 15 of said OAK CREST 4TH PLAT, a distance of 183.38 feet to the Northeasterly corner of said Lot 15; thence North 29 degrees 52 minutes 14 seconds East along the East line of Lots 16, 17 and 16 of said OAK CREST 4TH PLAT, a distance of 210.00 feet to the most Easterly corner of said Lot 18; thence North 73 degrees 59 minutes 20 seconds East along the South line of Lot 20 of said OAK CREST 4TH PLAT, a distance of 74.53 feet to the Southeast corner of said Lot 20; thence North 01 degrees 58 minutes 16 seconds East along the East line of said Lot 20, a distance of 110.00 feet to a point on the Southerly right-of-way line of NE 73rd Street; thence Easterly along said right-of-way along a curve to the left, having an initial tangent bearing of South 88 degrees 01 minutes 44 seconds East and having a radius of 330.00 feet, an arc distance of 48.84 feet; thence North 08 degrees 40 minutes 56 seconds West, a distance of 60.00 feet to a point on the Northerly right-of-way line of said NE 73rd Street said point being the Southwest corner of Lot 21 of said OAK CREST 4TH PLAT and the Southwest corner of Tract A of said OAK CREST 4TH PLAT; thence Northeasterly, along the Southerly line of said Tract A, along a curve to the left, having an initial tangent bearing of North 83 degrees 19 minutes 04 seconds East and having a radius of 270.00 feet, an arc distance of 138.75 feet; thence continuing Northeasterly along the Southerly line of said Tract A along a curve to the right, having an initial tangent bearing of North 53 degrees 52 minutes 28 seconds East and having a radius of 330.00 feet, an arc distance of 99.20 feet; thence North 18 degrees 54 minutes 05 seconds West along the Easterly line of said Tract A, a distance of 150.00 feet; thence North 81 degrees 29 minutes 42 seconds East along the Southerly line of said Tract A, a distance of 173.24 feet; thence South 78 degrees 26 minutes 15 seconds East along the Southerly line of said Tract A, a distance of 160.28 feet to the Westerly right-of-way of North Church Road said point also being the Southeast corner of said Tract A; thence South 28 degrees 02 minutes 55 seconds West along said right-of-way, a distance of 35.80 feet; thence continuing along said right-of-way South 19 degrees 37 minutes 48 seconds West, a distance of 252.73 feet; thence continuing along said right-of-way South 28 degrees 02 minutes 55 seconds West, a distance of 591.75 feet to the Northeast corner of NORTH CHURCH ESTATES SECOND PLAT, a subdivision of land in the City of Kansas City, Missouri; thence North 89 degrees 28 minutes 17 seconds West along the North line of said NORTH CHURCH ESTATES SECOND PLAT, a distance of 338.59 feet to the Point of Beginning. Said tract of land contains 6.86 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described herein have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "OAK CREST 5TH PLAT".

EASEMENT DEDICATION: 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 easements (U/E). Where other easements are designed 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 easements. 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.

BUFFER ZONE: This strip reserved for the planting of trees or shrubs by the owner or developer. The building of structures hereon is prohibited.

STREETS: Streets shown on the plat and not heretofore 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 building or portion thereof shall be built between this line and the street line.

PARK LAND: The park land requirements for this plat have been satisfied by the previous platting of Oak Crest 4th Plat as approved by Ordinance Number 951215 passed September 21, 1995.

IN TESTIMONY WHEREOF: RIVERVIEW, L.L.C., a Missouri Limited Liability Company, has caused this plat to be executed by its Managing Member this 18th day of October, 1996.

RIVERVIEW, L.L.C., a Missouri Limited Liability Company

James O'Laughlin, Managing Member

STATE OF MISSOURI } s.s.
COUNTY OF CLAY }

On this 18th day of October, 1996, before me, the undersigned, Notary Public in and for said County and State, personally appeared James O'Laughlin, Managing Member to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed of said corporation as Managing Partner of and on behalf of RIVERVIEW, L.L.C., a Missouri Limited Liability Company.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my seal at my office, the day and year last above written.

My Commission Expires: March 26, 2000

NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED:
CHAIRMAN: Whitney E. Kerr, Sr.
ASSISTANT SECRETARY: Virginia L. Walsh

PUBLIC WORKS

APPROVED:
CITY ENGINEER: Charles E. Ownbey

APPROVED:
For: DIRECTOR: George E. Wolf, Jr.

ENTRY NO. 165517

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. 961374 duly authenticated as passed this 31st day of October, 1996.

MAYOR: Emanuel Cleaver II

CITY CLERK
CITY CLERK: Catherine T. Rocha

STREET GRADES

		ELEV.	VCT
NE 73RD STREET			
65.81 feet West of the Centerline of N. Church Road	East Plat Line	89.25	
177.21 feet West of the Centerline of N. Church Road	PVI	86.75	115.00 feet
353.21 feet West of the Centerline of N. Church Road	PVI	103.13	37.50 feet
442.14 feet West of the Centerline of N. Church Road	Intersection N. Laurel Ave.	108.39	
480.18 feet West of the Centerline of N. Church Road	Match Existing Pavement	111.60±	
527.21 feet West of the Centerline of N. Church Road	PVI	113.30	90.00 feet
NORTH LAUREL AVENUE			
Centerline of NE 73rd St.		109.39	
50.00 feet South of the Centerline of NE 73rd St.	PVI	106.35	12.50 feet
133.27 feet South of the Centerline of NE 73rd St.	Center of Knuckle	110.81	
432.54 feet South of the Centerline of NE 73rd St.	Center of Cul-De-Sac	118.86	

TRAVERSE TABLE

CL-19
N=340079.756
E=801589.837

Location	Bearing	Distance (Grid Meters)
CL-19 To CL-194	S 85°44'03" E	1365.66
CL-194 to Point #1	N 77°22'26" W	434.39
Point #1 to Point #2	S 87°32'13" W	302.49
Point #2 to Point #3	S 01°18'25" W	392.62
Point #3 to Point #4	S 87°28'17" E	197.04
Point #4 to Point #5	S 00°43'28" W	204.51
Point #5 to Point of Beginning	S 87°28'17" E	108.96

NOTE:
The bearings and coordinates shown on this plat are based upon the Kansas City, Missouri coordinate system, using a combined grid factor of 0.9999038.

Prepared For:
WALDENCORP, INC.
7725 NW. WESTSIDE DRIVE
KANSAS CITY, MISSOURI 64152
(816) 587-5543

October 17, 1996

http://www.ClayCoGov.com