Clay County, Missouri
Land Survey Document

OAK HILL ESTATES—THIRD 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-10			341823.056	842837.930
201 TP-1	S85°44'47"E	438.709	341790.442	843276.428
202 TP-2	N86°04'25"E	171.622	341802.194	843447.647
203 SW Cor. SE 1/4	N0°40'43"E	606.225	342608.383	843457.196
204 SW Cor. NE 1/4	N0°31'25"E	799.005	343407.335	843464.418
205 SE Cor. NE 1/4	S89°43'13"E	791.146	343403.471	844255.557
206 T.P.O.B	N0°13'15"E	34.142	343437.612	844255.688
207 R.P.	S17°48'21"W	918.816	342562.808	843974.722
208	N8°02'45"E	918.816	343472.580	844103.323
209	N8°02'45"E	49.863	343521.952	844110.302
210	N52°31'45"E	50.001	343552.371	844149.986
211	S36°52'24"E	1.686	343551.022	844150.998
212 R.P.	N53°07'36"E	129.527	343628.745	844254.614
213	S45°42'01"W	129.527	343538.282	844161.912
214	N45°42'01"E	15.238	343548.824	844172.818
215	N53°44'54"E	24.948	343563.677	844192.937
216	N36°52'24"W	86.425	343632.814	844141.078
217	N53°07'36"E	7.633	343637.394	844147.184
218	N54°29'39"W	56.473	343670.193	844101.211
219 R.P.	N54°29'39"W	106.669	343732.145	844014.376
220	S45°58'06"E	106.669	343658.004	844091.067
221	N45°58'06"W	36.810	343683.589	844064.602
222	S47°17'25"W	20.251	343669.853	844049.721
223	S80°02'25"W	56.678	343660.050	843993.900
224	N0°24'29"E	119.762	343779.830	843994.752
225	S89°35'31"E	262.255	343777.963	844257.000
206 T.P.O.B.	S0°13'15"W	340.353	343437.612	844255.688

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 0.9998961. COORDINATES ARE IN METERS.

STREET GRADES

	GRADE POINT	ELEV	VCT
	NE 93RD COURT		
274.86	Feet West of the Centerline of N. Harrison Street	237.23	
50.00	Feet West of the Centerline of N. Harrison Street	230.48	36.00'
	Centerline of N. Harrison Street	231.53	
39.00	Feet East of the Centerline of N. Harrison Street	230.71	25.00'
250.00	Feet East of the Centerline of N. Harrison Street	232.82	110.00'
375.56	Feet East of the Centerline of N. Harrison Street	220.60	
	NE 92ND COURT		
	Southwest line of Plat	232.47	
115.00	Feet Northeast of the Southwest line of Plat	219.62	70.0'
185.00	Feet Northeast of the Southwest line of Plat	218.42	
	N. HARRISON STREET		
363.05	Feet South of the Centerline of NE 93rd Court	238.80	
133.05	Feet South of the Centerline of NE 93rd Court	216.20	230.00'
320.30	Feet North of the Centerline of NE 93rd Court	261.54	220.00'
540.30	Feet North of the Centerline of NE 93rd Court	248.34	
	N. HARRISON STREET CUL-DE-SAC		
87.22	Feet Northwest of Plat line	241.32	
7.22	Feet Northwest of Plat line	242.92	80.00'
137.43	Feet Southwest of Plat line	234.24	

LEGAL DESCRIPTION:

A subdivision of land 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 Southeast corner of said Northeast Quarter, thence North 0°13'15" East, along the East line of said Northeast Quarter, 112.02 feet to the True Point of Beginning of the tract to be herein described, said point being also 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 72°11'39" West, a radius of 3014.79 feet, an arc distance of 513.55 feet to the Southeast corner of OAK HILL ESTATES - SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 8°02'45" East, along the Easterly line of said OAK HILL ESTATES - SECOND PLAT, 163.61 feet; thence North 52°31'45" East, along said Easterly line, 164.06 feet to a point on the Southwest right-of-way line of N. Harrison Street, as now established; thence South 36°52'24" East, along said Southwest line, 5.53 feet; thence Southeasterly along said Southwest line, on a curve to the left, tangent to the last described course, having a radius of 425.00 feet, an arc distance of 55.08 feet; thence North 45°42'01" East, along said Easterly line, 50.00 feet to a point on the Northeast right-of-way line of said N. Harrison Street; thence North 53°44'54" East, along said Easterly line, 81.53 feet; thence North 36°52'24" West, along said Easterly line, 283.58 feet; thence North 53°07'36" East, along said Easterly line, 25.04 feet; thence North 54°29'39" West, along said Easterly line, 185.30 feet to a point on the Northwest right-of-way line of N. Harrison Street, as now established; thence Southwesterly, along said Northwest line, on a curve to the right, having an initial tangent bearing of South 35°30'21" West, a radius of 350.00 feet, an arc distance of 52.08 feet; thence North 45°58'06" West, along said Easterly line, 120.78 feet; thence South 47°17'25" West, along said Easterly line, 68.45 feet; thence South 80°02'25" West, along said Easterly line, 185.96 feet; thence North 0°24'29" East, along said Easterly line, 393.03 feet to a point on the South line of PARK RIDGE - SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 89°35'31" East, along said South line, 860.50 feet to a point on the aforementioned East line of said Northeast Quarter; thence South 0°13'15" West, along said East line, 1116.76 feet to the True Point of Beginning. Containing 13.33 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:

OAK HILL ESTATES - THIRD 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 Five Thousand Five Hundred Eighty Two and 90/100ths Dollars ($5,582.90) in lieu of required park land dedication for forty (40) 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 129, 130, 131 and 132 to Missouri Route 152.

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 10th day of January, 1997.

OAKHILL DEVELOPMENT, INC.

Jon W. Matthews, President

William T. Mann, Secretary

STATE OF MISSOURI)
) SS:
COUNTY OF Platte)

Be it remembered that on this 30th day of January, 1997, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Jon E. 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.

______ Notary Public

My Commission Expires ______

CITY PLAN COMMISSION

Approved ______

______ Chairman - Whitney E. Kerr, Sr.

______ Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved ______

______ City Engineer - Charles E. Owsley

By: ______ Deputy Director

Director - George E. Wolf, Jr.

970085

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 No. 970024 duly authenticated as passed the 20 day of March 1997.

______ Mayor - Emanuel Cleaver, II

______ City Clerk - Catherine T. Rocha

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

I HEREBY CERTIFY: that the plat of OAK HILL ESTATES - THIRD 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.

1-27-97
Date

Signed: ______ W. James Schowe RLS #1989

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

DATE: 1-24-97 | Job No. - 96229 | File Name - OHE3PLAT

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