Clay County, Missouri
Land Survey Document

GREY OAKS

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	S88°02'25"E	610.073	341802.194	843447.647
202 NE Cor NE 1/4	S0°41'07"W	601.591	341000.660	843438.059
203	S0°22'59"W	134.636	340866.027	843437.159
204 TPOB	S89°37'01"E	91.431	340865.416	843528.588
205	S89°27'21"E	182.862	340863.879	843711.441
206	S0°32'59"W	269.050	340594.039	843709.543
207	N89°35'27"W	182.862	340595.641	843526.788
204 TPOB	N0°22'59"E	269.481	340866.416	843528.588

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 0.9999681. COORDINATES ARE IN METERS

STREET GRADES

	GRADE POINT	ELEV.	VCT
	NE 79TH TERRACE		
	Street Grades for NE 79th Terrace were previously established by Ordinance No. 680 on March 6, 1964, as shown.		
	Centerline of N. Oak Street Trafficway	245.00	---------
50.00	Feet East of the Centerline of N. Oak Street Trafficway	245.00	25.00
450.00	Feet East of the Centerline of N. Oak Street Trafficway	258.00	200.00
160.00	Feet East of the East line of N. Cherry Street	273.00	100.00
351.22	Feet East of the East line of N. Cherry Street	280.65	---------
	N. CHERRY STREET		
	Centerline of NE 79th Terrace	271.82	---------
105.00	Feet South of the Centerline of NE 79th Terrace	249.94	50.00
305.00	Feet South of the Centerline of NE 79th Terrace	249.94	120.00
625.00	Feet South of the Centerline of NE 79th Terrace	246.44	50.00
775.00	Feet South of the Centerline of NE 79th Terrace	241.94	100.00
927.35	Feet South of the Centerline of Ne 79th Terrace	239.65	---------
	N. LOCUST STREET/NE 79TH PLACE		
	Centerline of NE 79th Terrace	265.11	---------
75.00	Feet South of the Centerline of NE 79th Terrace	264.55	50.00
350.00	Feet South of the Centerline of NE 79th Terrace	250.98	75.00
557.54	Feet South of the Centerline of NE 79th Terrace	247.91	---------
671.54	Feet South of the Centerline of NE 79th Terrace	248.19	---------

LEGAL DESCRIPTION:

A subdivision of land in the Northeast Quarter of Section 14, Township 51, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence South 0°22'59" West, along the West line of said Northeast Quarter, 441.76 feet; thence South 89°37'01" East, 303.00 feet to the True Point of Beginning of the tract to be herein described; thence South 89°27'21" East, 600.00 feet; thence South 0°32'59" West, 852.80 feet; thence North 89°35'27" West, 600.00 feet; thence North 0°22'59" East, 854.21 feet to the True Point of Beginning. Containing 12.17 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:

GREY OAKS

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 the 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 Nine Thousand Eight Hundred Fifty Nine & 34/100th Dollars ($9,859.34) in lieu of required park land dedication for fifty three (53) single-family units, pursuant to Section 66.128, Code of Ordinances, as amended.

TRACT A: Tract A (0.67 acres) is hereby reserved as Private Open Space and shall be used as a Storm Detention Facility and shall be maintained by the Grey Oaks Homes Association.

IN WITNESS WHEREOF: FRANK JOSEPH ~~DEVELOPMENT CO~~ CORPORATION, a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 18th day of February, 1997.

Frank J. Cucchiara, Vice President

No Seal

STATE OF MISSOURI)
) SS
COUNTY OF Platte)

Be it remembered that on this 18th day of February, 1997, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Frank J. Cucchiara, to me personally known, who being by me duly sworn, did say that he is Vice President, respectively of FRANK JOSEPH ~~DEVELOPMENT CO~~ CORPORATION, and that said instrument was signed ~~and sealed~~ in behalf of said corporation by the authority of its Board of Directors and that said Frank Cucchiara, 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 set above written.

Notary Public

JOANNE KORF
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires: Feb. 20, 1999

My Commission Expires: _____

CITY PLAN COMMISSION
Approved _____
Chairman - Whitney E. Kerr, Sr.
Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS
Approved _____
City Engineer - Charles E. Shirley
Approved _____
By: _____
Director - ~~George E. Williams~~
970109
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. 970150 duly authenticated as passed this 13 day of March, 1997.
Mayor
Mayor - Kansas City, Missouri
Alvine V. Fitch
CITY CLERK
City Clerk - Catherine I. Rocha

This plat and survey of **GREY OAKS** were executed by John F. Lutjen & Associates, Inc., 5577 NW Barry Road, Kansas City, Missouri 64151

I HEREBY CERTIFY: that the plat of **GREY OAKS** 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.

2-13-97
Date

Signed W. James Schawe
W. James Schawe RLS #1989

THOMSON TITLE CORP.
(816) 792-0077

JOHN F. LUTJEN & ASSOCIATES, INC.
Civil Engineers — Land Surveyors — Landscape Architects
5577 NW BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4320 FAX (816) 587-1360

DATE: 2-14-97 | JOB No.: 96051 | File Name: GOAKPLAT

http://www.ClayCoGov.com