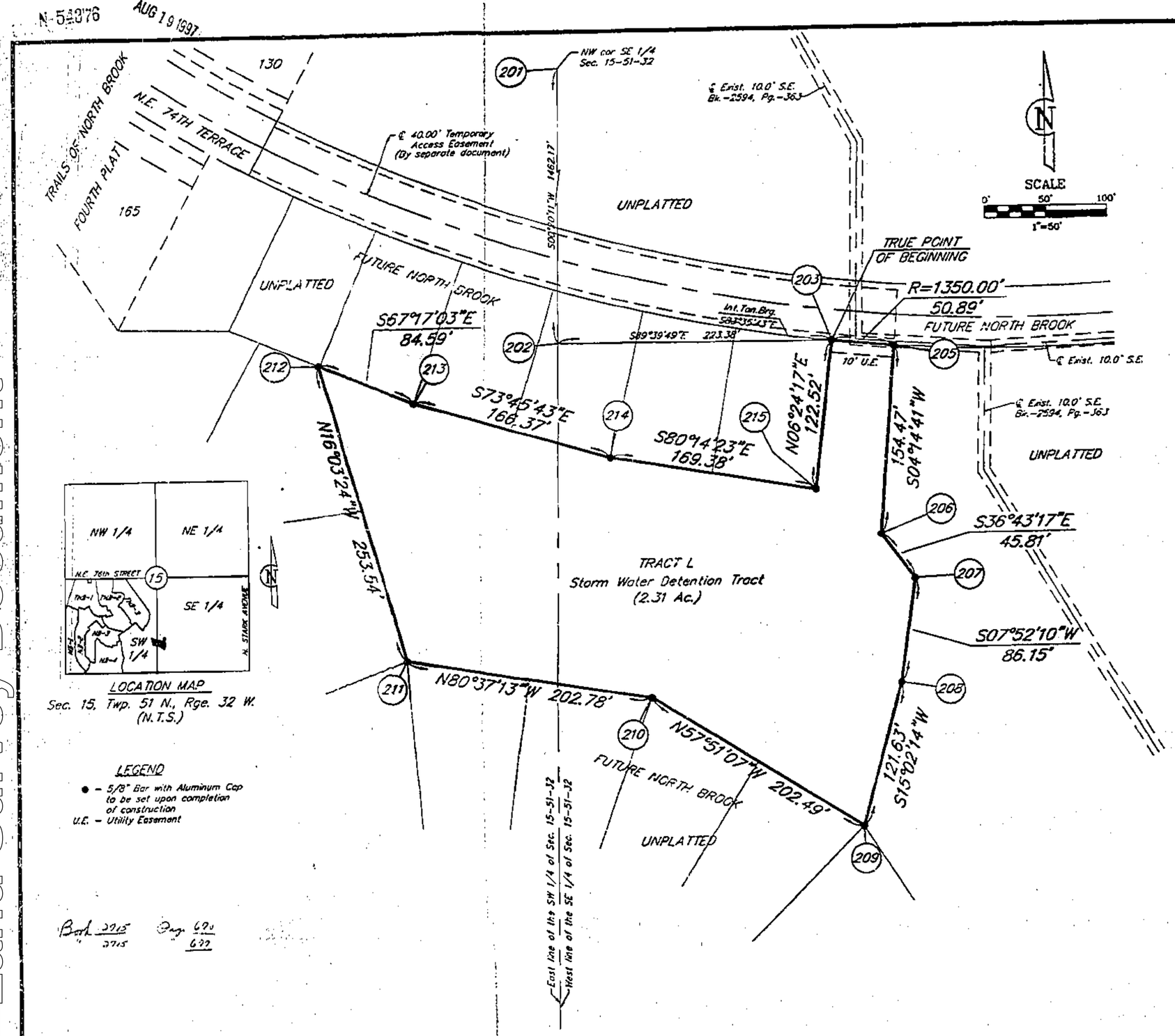
N-54976 AUG 19 1997



Book 2715 Pg. 670
2715 672

TRAILS OF NORTH BROOK DETENTION PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:

A subdivision of land in the Southeast Quarter and the Southwest Quarter of Section 15, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of said Southeast Quarter; thence South 0°20'11" West, along the West line of said Southeast Quarter, 1482.17 feet; thence South 89°39'49" East, 223.38 feet to the True Point of Beginning of the tract to be herein described; thence Easterly, along a curve to the left, having an initial tangent bearing of South 82°35'43" East, a radius of 1350.00 feet, an arc distance of 50.89 feet; thence South 4°14'41" West, 154.47 feet; thence South 36°43'17" East, 45.81 feet; thence South 7°52'10" West, 86.15 feet; thence South 15°02'14" West, 121.63 feet; thence North 57°51'07" West, 202.49 feet; thence North 80°37'13" West, 202.78 feet; thence North 16°03'24" West, 253.54 feet; thence South 67°17'03" East, 84.59 feet; thence South 73°45'43" East, 166.37 feet; thence South 80°14'23" East, 169.38 feet; thence North 6°24'17" East, 122.52 feet to the True Point of Beginning. Containing 2.31 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:

TRAILS OF NORTH BROOK DETENTION 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.

TRACT L: Tract L (2.31 acres) is hereby reserved as Private Open Space and shall be used as a Storm Water Detention Facility and shall be maintained by the North Brook Homes Association, as outlined in the Declarations and Restrictions to be recorded simultaneously with the recording of this plat.

CITY PLAN COMMISSION

Approved _____
Chairman - Vinpney E. Kerr, Sr.

_____
Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved _____
City Engineer - Charles E. Ordway, P.E.

By: _____
Deputy Director

Director - George E. Wolf, Jr., P.E.

970688
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. 971132 duly authenticated as passed this 7 day of October, 1997.

_____
Mayor - Emanuel Cleaver, II

_____
CITY CLERK
City Clerk - Catherine T. Rocha

IN WITNESS WHEREOF: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 22nd day of October, 1997.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

_____ _____
Thomas E. Steadman, Vice President — Donald K. Hagan, Assistant Secretary

STATE OF MISSOURI)
) SS:
COUNTY OF CLAY)

Be it remembered that on this 22nd day of October, 1997, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Thomas E. Steadman and Donald K. Hagan, to me personally known, who being by me duly sworn, did say that they are Vice President and Secretary, respectively of Hunt Midwest Real Estate 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 Thomas E. Steadman and Donald K. Hagan 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

CONNIE S THOMAS
NOTARY PUBLIC STATE OF MISSOURI
RAY COUNTY
MY COMMISSION EXP. JAN. 22, 1998

My Commission Expires: Jan. 22, 1998

STATE OF MO
MAY CONTROL
97 SEP 19 AM 9:31
RECORDER OF DEEDS

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 CL-19			340079.756	851569.837
201 NW cor SE 1/4	S88°11'13"W	177.31	340074.146	851392.614
202	S00°20'11"W	445.63	339628.525	851389.998
203 T.P.O.B.	S89°39'49"E	50.89	339628.126	851438.878
204 R.P	N82°24'17"E	411.44	340036.999	851503.574
205	S4°14'41"W	411.44	339626.888	851473.520
206	S4°14'41"W	47.08	339579.730	851470.036
207	S36°43'17"E	13.96	339568.547	851478.384
208	S7°52'10"W	26.26	339542.536	851474.789
209	S15°02'14"W	37.07	339503.512	851477.217
210	N57°51'07"W	61.71	339539.574	851412.922
211	N80°37'13"W	61.80	339549.646	851351.947
212	N16°03'24"W	77.27	339623.902	851332.375
213	S67°17'03"E	25.78	339613.946	851354.355
214	S73°45'43"E	50.71	339599.768	851403.039
215	S80°14'23"E	51.82	339591.017	851453.912
203	N6°24'17"E	37.34	339628.126	851438.878

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 0.9999036. COORDINATES ARE IN METERS.

This plat and survey of **TRAILS OF NORTH BROOK DETENTION PLAT** were executed by John F. Lutjen & Associates, Inc., 5577 NW Barry Road, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of **TRAILS OF NORTH BROOK DETENTION 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.

7-21-97
Date

Signed: _____ W. James Schomaker R.S. #1995

STATE OF MISSOURI W. JAMES SCHOMAKER NUMBER 1995

W-54976
3 TP

JOHN F. LUTJEN & ASSOCIATES, INC.
Civil Engineers – Land Surveyors – Landscape Architects
5577 NW. BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4320 FAX (816) 587-1363

DATE: 07-7-97	JOB No. – 96255	File Name– TNBDPLAT

http://www.ClayCoGov.com