Clay County, Missouri
Land Survey Document

TRAILS OF NORTH BROOK
THIRD PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

STREET GRADES

	GRADE POINT	ELEV.	V.C.T
	N.E. 75TH TERRACE/ N. SYCAMORE AVENUE		
	Northwest Plat line	151.09	
154.66	Feet Easterly and Southerly of the Northwest Plat line	153.52	100.00'
414.66	Feet Easterly and Southerly of the Northwest Plat line	133.54	100.00'
884.66	Feet Easterly and Southerly of the Northwest Plat Line	128.84	50.00'
	South Plat line	131.69	

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
196 CL-19			340079.756	851569.837
197 NE cor SW 1/4	S88°11'13"W	177.312	340074.146	851392.614
198	N88°57'08"W	241.867	340078.565	851150.987
199 TPOB	S1°02'52"W	12.191	340066.377	851150.764
200	S35°18'41"E	251.172	339851.414	851295.947
201	S54°41'19"W	51.811	339831.468	851253.667
202	N35°18'41"W	0.559	339831.923	851253.344
203	S54°41'19"W	35.883	339811.193	851224.079
204	N37°10'40"W	21.783	339828.548	851210.916
205	N35°18'41"W	101.356	339911.258	851152.330
206	N45°02'18"W	32.070	339933.920	851129.638
207	N31°48'35"W	27.526	339957.652	851114.018
208	N89°55'13"W	26.948	339956.904	851089.608
209	S85°39'22"W	44.637	339964.183	851045.054
210	N1°02'52"E	6.583	339970.765	851045.174
211	N88°57'08"W	22.248	339971.172	851022.930
212	N1°02'52"E	33.525	340004.691	851023.543
213	S88°57'08"E	7.723	340004.550	851031.264
214	N1°02'52"E	64.002	340068.541	851032.435
199	S88°57'08"E	118.349	340066.377	851150.764

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 0.9999038. COORDINATES ARE IN METERS.

LEGAL DESCRIPTION:

A subdivision of land in the Southwest Quarter of Section 15, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southwest Quarter; thence North 88°57'08" West, along the North line of said Southwest Quarter, 792.65 feet; thence South 1°02'52" West, 40.00 feet to a point on the South Right of Way line of NE 76th Street, as now established, said point being also the True Point of Beginning of the tract to be herein described, said point being also the Northwest corner of OAKS OF NORTH BROOK - SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 35°18'41" East, along the Westerly line of said OAKS OF NORTH BROOK - SECOND PLAT, 824.13 feet; thence South 54°41'19" West, 170.00 feet; thence North 35°18'41" West, 1.83 feet; thence South 54°41'19" West, 117.67 feet; thence North 37°10'40" West, 71.47 feet; thence North 35°18'41" West, 332.56 feet; thence North 45°02'18" West, 105.23 feet to a point on the Easterly line of TRAILS OF NORTH BROOK - SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 31°48'35" West, along said Easterly line, 91.63 feet; thence North 89°55'13" West, along said Easterly line, 88.42 feet; thence South 85°30'20" West, along said Easterly line, 148.48 feet; thence North 1°02'52" East, along said Easterly line, 21.60 feet; thence North 88°57'08" West, along said Easterly line, 73.00 feet; thence North 1°02'52" East, along said Easterly line, 110.00 feet to a point on the South Right of Way line of NE 75th Terrace, as now established; thence South 88°57'08" East, along said South line, 25.34 feet; thence North 1°02'52" East, along said Easterly line, 210.00 feet to a point on the aforementioned South line of said N.E. 76th Street; thence South 88°57'08" East, along said South line, 388.32 feet to the True Point of Beginning. Containing 7.48 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 - 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: Parkland requirements will be deferred to future plats of North Brook Development.

NOTE: No direct vehicular access shall be made from Lots 111, 112, 113, 114, and 115 to NE 76th Street.

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 July, 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 July, 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 Assistant 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.

Connie S Thomas
Notary Public
CONNIE S THOMAS
NOTARY PUBLIC STATE OF MISSOURI
RAY COUNTY
MY COMMISSION EXP. JUN 22,1998

My Commission Expires: Jun. 22, 1998

CITY PLAN COMMISSION

Approved

Chairman - Whitney E. Kerr, Sr.

Acst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved

City Engineer - Charles E. Dooley, P.E.

By: Deputy Director

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

970736
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. 971127 duly authenticated as passed this 7 day of Aug, 1997.

Mayor - Emanuel Cleaver

CITY CLERK

City Clerk - Catherine T. Roche

This plat and survey of TRAILS OF NORTH BROOK -THIRD PLAT were executed by John F. Lutjen & Associates, Inc., 3577 NW Barry Road, Kansas City, Missouri 64151.

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

7-21-97
Date

Signed: W. [illegible] Schoop
MO PLS # 1989

JOHN F. LUTJEN & ASSOCIATES, INC.
Civil Engineers — Land Surveyors — Landscape Architects
3577 NW BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4320 FAX (816) 587-1383

DATE: 7-15-97 | Job No.- 96078 | File name- TRIPLAT

http://www.ClayCoGov.com