Clay County, Missouri
Land Survey Document

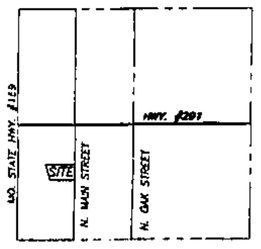
N 58841 SEP 5 1997

Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72nd Street
GLADSTONE, MISSOURI 64118
(816) 436-0742

STATE OF MO
CLAY COUNTY
I HEREBY CERTIFY THAT THIS
57 SP -5 AM 9:21
RECORD OF DEEDS

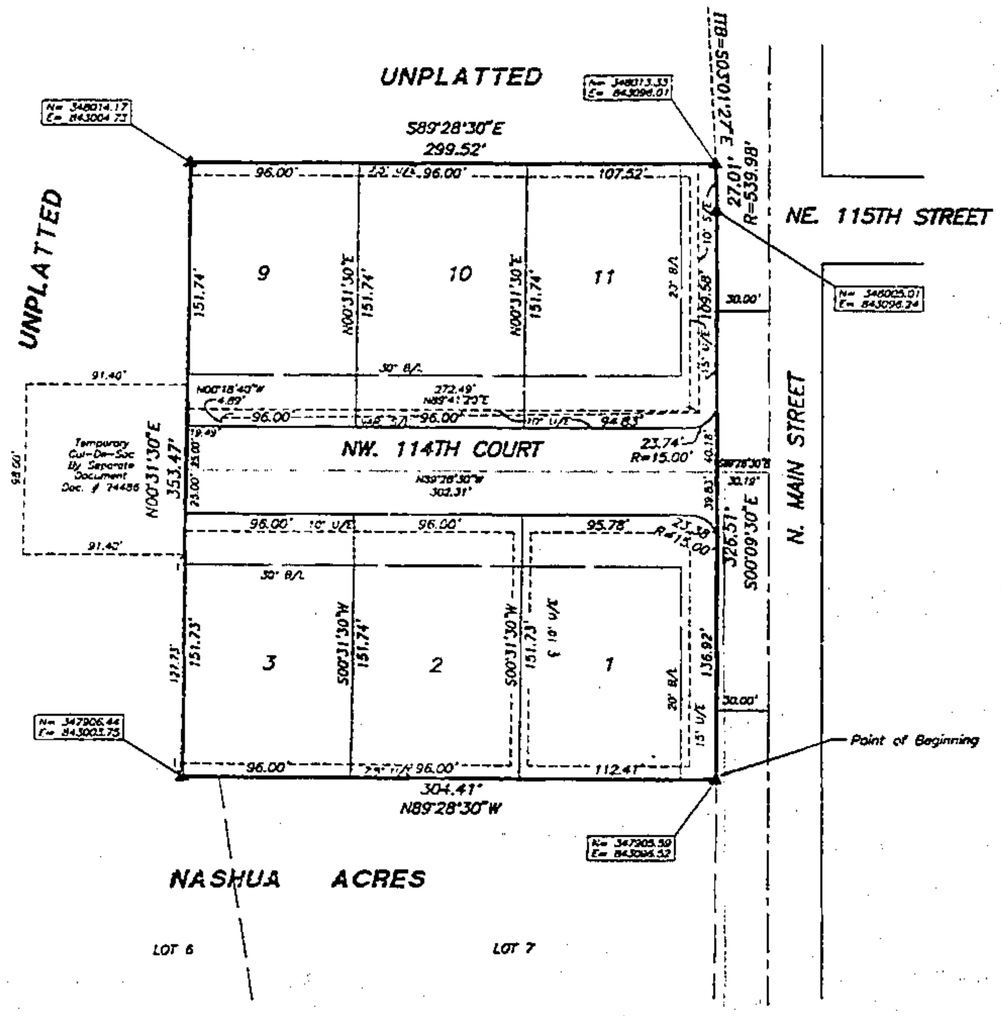
BLUE JACKET

A SUBDIVISION IN KANSAS CITY
Clay County, Missouri



SEC. 23-52-33

Location Map



LEGEND:

B/L = Building Line

U/E = Utility Easement

S/E = Sanitary Sewer Easement

△ Denotes Existing Monument

▲ Denotes Monument to be set after construction of Utilities and Streets.

● Denotes 1/2" Rebars to be Set with Plastic Caps #2074

○ Denotes Existing Bar

TRAVERSE TABLE

Location	Bearing	Distance (Grid Meters)	Northing	Easting
CL-2 Sighting CL-3A	N 04°13'12" E		349179.07	843834.76
CL-2 To Point A	S 18°29'03" E	1296.68	347949.30	843945.87
Point A to Point of Beginning	S 49°13'33" E	66.90	347905.59	843996.53

NOTE:
The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, using a grid factor of 0.99982971; All coordinates are in meters.

I hereby certify; that the plat of BLUE JACKET subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the practice of professionals to the best of my professional knowledge and belief.

DATE: 4-18-97 Gene A. Aylett, LS-2074

STREET GRADES		ELEV.	VCT
NW. 114TH COURT			
centerline of N. Main Street		328.51	
18.00 feet West of the centerline of N. Main Street	PVI	328.14	
185.00 feet West of the centerline of N. Main Street	PVI	326.77	30.00 feet
310.00 feet West of the centerline of N. Main Street	PVI	324.72	42.50 feet
359.00 feet West of the centerline of N. Main Street	End of Pavement	323.01	
N. MAIN STREET			
18.64 feet North of North Plat Line	PVI	321.92	
North Plat Line		322.53	
25.24 feet South of North Plat Line	PVI	323.40	12.50 feet
111.93 feet South of North Plat Line	PVI	326.35	10.00 feet
Intersection of NW. 114th Court		328.51	
200.24 feet South of North Plat Line	PVI	329.28	10.00 feet
245.54 feet South of North Plat Line	PVI	330.72	22.00 feet
306.54 feet South of North Plat Line	PVI	332.17	28.00 feet
349.32 feet South of North Plat Line	PVI	332.63	5.00 feet
South Plat Line		332.67	
79.32 feet South of South Plat Line	PVI	333.50	37.50 feet

JOB NUMBER
30124

30124FPA.dwg

LEGAL DESCRIPTION:
All that part of the Southwest Quarter of Section 23, Township 52, Range 33 in the City of Kansas City, Clay County, Missouri described as follows: Beginning at the Northeast corner of NASHUA ACRES, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence North 89 degrees 28 minutes 30 seconds West, along the North line of said NASHUA ACRES, a distance of 304.41 feet; thence North 00 degrees 31 minutes 30 seconds East, a distance of 353.47 feet; thence South 89 degrees 28 minutes 30 seconds East, a distance of 299.52 feet, to a point on the Westerly right-of-way line of North Main Street; thence Southeasterly along said Westerly right-of-way line of North Main Street along a curve to the right, having an initial tangent bearing of South 03 degrees 01 minutes 27 seconds East, and a radius of 539.98 feet, an arc distance of 27.01 feet; thence South 00 degrees 09 minutes 30 seconds East, along said Westerly right-of-way line of North Main Street, a distance of 326.51 feet to the Point of Beginning. Said tract of land contains 2.45 acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "BLUE JACKET".

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 that 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: Streets shown on this 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.

PARKLAND: The Developer elects to pay the City of Kansas City, Missouri a sum of Two Thousand Two Hundred Sixty-Seven Dollars and Five Cents ($2,267.05), in lieu of required parkland dedication, pursuant to Section 66-128, Code of General Ordinances, as amended.

IN TESTIMONY WHEREOF: CAPITAL ENTERPRISES, LTD., has caused these presents to be signed by its President, this 23rd day of April 1997.

CAPITAL ENTERPRISES, LTD.

O. E. Owen, President

STATE OF MISSOURI }ss
COUNTY OF CLAY }

On this 23rd day of April, 1997, before me appeared O. E. Owen to me personally known who being by me duly sworn did say, that he is President of CAPITAL ENTERPRISES, LTD. and that said instrument was signed in behalf of said corporation by authority of its Board of Directors of said O. E. Owen acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: March 27, 2000

NOTARY PUBLIC

IN WITNESS THEREOF; I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires: March 27, 2000

NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED:

CHAIRMAN: Whitney E. Kerr, Sr.

ASSISTANT SECRETARY: Virginia L. Walsh

PUBLIC WORKS

APPROVED:

CITY ENGINEER: Charles E. Gorary

APPROVED:

By:

DIRECTOR: George E. Wolfe, Jr.

ENTRY NO. 970305

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. 970707 duly authenticated as passed this 29 day of May, 1997.

Mayor Emanuel Cleaver

CITY CLERK

CITY CLERK: Catherine T. Rocha

970707

Prepared For:
Gene Owen
1913 East 29th Avenue
North Kansas City, MO. 64116
DATE: 04-18-97

http://www.ClayCoGov.com