Clay County, Missouri
Land Survey Document

N 70285

97 DEC 23 P12:59
MARY E. ...
RECORDER OF DEEDS

DEC 23 1997

FINAL PLAT OF:
PINE LAKE - 6TH PLAT

SEC. 26 & 27-52-33, KANSAS CITY, CLAY COUNTY, MISSOURI

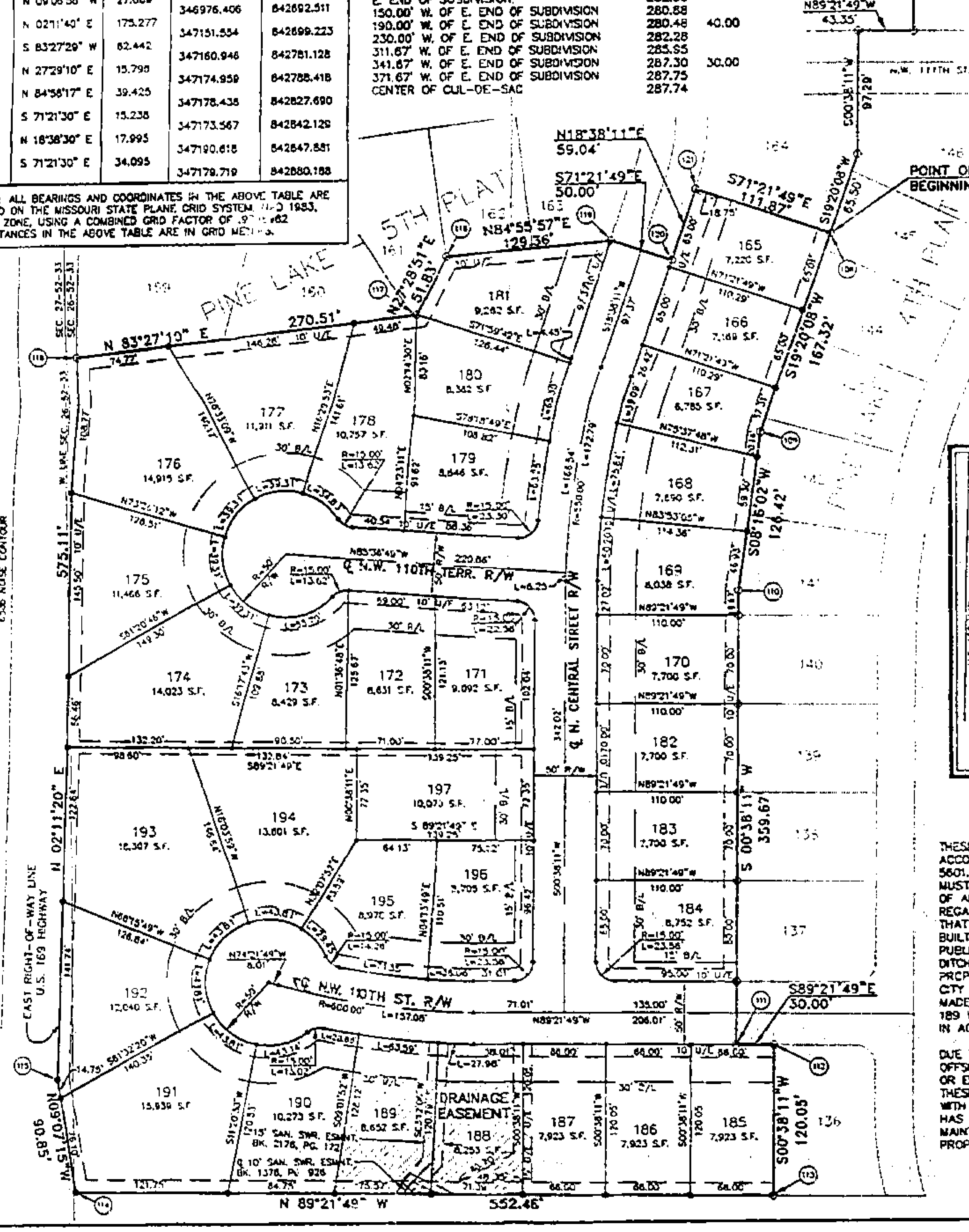
STATE PLANE TRAVERSE TABLE

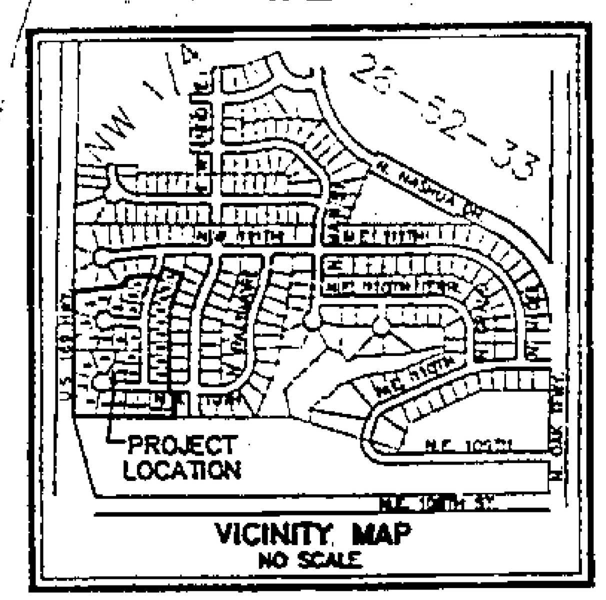
STATION	BEARING	DISTANCE*	NORTHING	EASTING
CL-09A	N 86°49'27" W	523.399		
CL-09	S 04°18'05" E	346.322	347653.254	843469.883
101	S 87°27'46" W	593.176	347507.918	843515.858
102	S 00°57'02" E	219.809	347481.659	842923.264
103	S 89°21'30" E	26.189	347261.880	842926.910
104	S 00°38'30" W	34.120	347262.173	842900.723
105	N 89°21'30" W	13.211	347228.055	842900.341
106	S 00°38'30" W	29.650	347228.203	842887.131
107	S 19°20'27" W	19.963	347198.555	842886.799
108	S 19°20'27" W	50.994	347179.719	842880.188
109	S 08°18'21" W	38.627	347131.603	842883.299
110	S 00°38'30" W	109.616	347093.476	842857.756
111	S 89°21'30" E	9.143	346983.868	842855.528
112	S 00°38'30" W	36.587	346983.765	842865.671
113	N 89°21'30" W	168.374	346947.181	842865.261
114	N 09°08'56" W	27.689	346949.067	842696.898
115	N 02°11'40" E	175.277	346976.406	842692.511
116	S 83°27'29" W	62.442	347151.554	842699.223
117	N 27°29'10" E	15.790	347160.946	842781.128
118	N 84°58'17" E	39.425	347174.959	842788.418
119	S 71°21'30" E	15.238	347178.436	842827.690
120	N 18°38'30" E	17.995	347173.567	842842.120
121	S 71°21'30" E	34.095	347190.618	842847.881
108			347179.719	842880.188

NOTE: ALL BEARINGS AND COORDINATES IN THE ABOVE TABLE ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF .9... 62
* DISTANCES IN THE ABOVE TABLE ARE IN GRID METERS.

STREET GRADES

GRADE POINT	ELEV.	V.C.T.	GRD. BRK.
N. CENTRAL STREET			
NORTH END OF SUBDIVISION	293.42		
295.00' S. OF N. END OF SUBDIVISION	289.00		
320.00' S. OF N. END OF SUBDIVISION	288.62	25.00	
345.00' S. OF N. END OF SUBDIVISION	287.62		
460.00' S. OF N. END OF SUBDIVISION	283.02		
480.00' S. OF N. END OF SUBDIVISION	282.22	20.00	
500.00' S. OF N. END OF SUBDIVISION	281.72		
531.22' S. OF N. END OF SUBDIVISION	280.94		
556.22' S. OF N. END OF SUBDIVISION	280.32	25.00	
581.22' S. OF N. END OF SUBDIVISION	280.57		
598.19' S. OF N. END OF SUBDIVISION	280.74		x
AT THE INTERSECTION OF N.W. 110TH ST.	281.03		
N.W. 110TH TERRACE			
AT THE INTERSECTION OF N. CENTRAL ST.	289.46		x
14.00' W. OF ℄ N. CENTRAL ST.	289.17		
30.53' W. OF ℄ N. CENTRAL ST.	289.00		
83.03' W. OF ℄ N. CENTRAL ST.	288.48	52.50	
135.53' W. OF ℄ N. CENTRAL ST.	291.89		
140.00' W. OF ℄ N. CENTRAL ST.	292.18		
180.00' W. OF ℄ N. CENTRAL ST.	294.78	40.00	
220.00' W. OF ℄ N. CENTRAL ST.	295.98		
CENTER OF CUL-DE-SAC	296.01		
N.W. 110TH STREET			
E. END OF SUBDIVISION	282.38		
150.00' W. OF E. END OF SUBDIVISION	280.88		
190.00' W. OF E. END OF SUBDIVISION	280.48	40.00	
230.00' W. OF E. END OF SUBDIVISION	282.28		
311.67' W. OF E. END OF SUBDIVISION	285.55		
341.67' W. OF E. END OF SUBDIVISION	287.30	30.00	
371.67' W. OF E. END OF SUBDIVISION	287.75		
CENTER OF CUL-DE-SAC	287.74		





VICINITY MAP
NO SCALE

LOT 188 & LOT 189

THESE LOTS ARE DESIGNATED AS NON-BUILDABLE. IN ACCORDANCE WITH THE CITY'S CURRENT APWA SECTION 5601.5.A.3 "ENCLOSED SYSTEMS", THE EXISTING DITCH MUST BE ENCLOSED IF THE DITCH IS "...WITHIN 60-FEET OF ANY EXISTING OR PROPOSED HABITABLE BUILDING, REGARDLESS OF SYSTEM CAPACITY....". IN THE EVENT THAT A BUILDING OR STRUCTURE IS PROPOSED TO BE BUILT ON THESE LOTS, THE CITY WILL REQUIRE THAT PUBLIC IMPROVEMENTS BE MADE TO THE EXISTING DITCH TO ENCLOSE OR RELOCATE THE DITCH AT THE PROPERTY OWNERS EXPENSE, IN ACCORDANCE WITH CITY REQUIREMENTS. UNTIL SAID IMPROVEMENTS ARE MADE, THE PROPERTY OWNER(S) OF LOTS 188 AND 189 WILL BE REQUIRED TO MAINTAIN THE PROPERTY IN ACCORDANCE WITH CITY ORDINANCE(S).

DUE TO THE INABILITY OF THE DEVELOPER TO OBTAIN OFFSITE GRADING AND DRAINAGE EASEMENTS TO RELOCATE OR ENCLOSE THE EXISTING DITCH THAT RUNS THROUGH THESE LOTS, AND TO BRING LOTS INTO CONFORMANCE WITH CITY STANDARDS, A STORM DRAINAGE EASEMENT HAS BEEN PLACED OVER LOTS 188 AND 189. MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).

DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 52 NORTH, RANGE 33 WEST, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE S 00°32'47" W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 383.40 FEET; THENCE N 89°21'49" W PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1,950.09 FEET TO THE NORTHWEST CORNER OF PINE LAKE 4TH PLAT, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE S 00°38'11" W ALONG THE WEST LINE OF SAID PINE LAKE 4TH PLAT A DISTANCE OF 111.95 FEET; THENCE N 89°21'49" W CONTINUING ALONG SAID WEST LINE A DISTANCE OF 43.35 FEET; THENCE S 00°38'11" W CONTINUING ALONG SAID WEST LINE A DISTANCE OF 97.29 FEET; THENCE S 19°20'08" W CONTINUING ALONG SAID WEST LINE A DISTANCE OF 65.50 FEET TO THE SOUTHEAST CORNER OF PINE LAKE 5TH PLAT, SAID SOUTHEAST CORNER ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE S 19°20'08" W CONTINUING ALONG SAID WEST LINE A DISTANCE OF 167.32 FEET; THENCE S 08°16'02" W CONTINUING ALONG SAID WEST LINE A DISTANCE OF 126.42 FEET; THENCE S 00°38'11" W CONTINUING ALONG SAID WEST LINE A DISTANCE OF 359.67 FEET; THENCE S 89°21'49" E CONTINUING ALONG SAID WEST LINE A DISTANCE OF 30.00 FEET; THENCE S 00°38'11" W CONTINUING ALONG SAID WEST LINE A DISTANCE OF 120.05 FEET; THENCE N 89°21'49" W PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 552.46 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. 169 HIGHWAY AS IT IS NOW ESTABLISHED; THENCE N 09°07'15" W ALONG SAID EAST LINE A DISTANCE OF 90.85 FEET; THENCE N 02°11'20" E CONTINUING ALONG SAID EAST LINE A DISTANCE OF 575.11 FEET TO THE SOUTHWEST CORNER OF SAID PINE LAKE 5TH PLAT; THENCE N 83°27'10" E ALONG THE SOUTH LINE OF SAID PINE LAKE 5TH PLAT A DISTANCE OF 270.51 FEET; THENCE N 27°28'51" E CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 51.83 FEET; THENCE N 84°55'57" E ALONG SAID SOUTH LINE A DISTANCE OF 129.36 FEET; THENCE S 71°21'49" E ALONG SAID SOUTH LINE A DISTANCE OF 50.00 FEET; THENCE N 18°38'11" E ALONG SAID SOUTH LINE A DISTANCE OF 59.04 FEET; THENCE S 71°21'49" E CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 111.87 FEET TO THE POINT OF BEGINNING. CONTAINS 392,155 SQUARE FEET OR 9.00 ACRES MORE OR LESS. END OF DESCRIPTION.

GENERAL NOTE:

VEHICULAR ACCESS FROM U.S. 169 HIGHWAY FOR LOTS 174-176 & 191-193 IS PROHIBITED.

BASIS OF BEARING:

S 00°38'11" W ON THE WEST LINE OF "PINE LAKE - 4TH PLAT" (ASSUMED)

LEGEND:

- ○ 1/2" BAR W/KVE CAP SET
- • 1/2" BAR W/KVE CAP TO BE SET UPON COMPLETION OF IMPROVEMENTS

SURVEY REFERENCE:

FIRST TITLE INC.
6000 N. OAK, #302
GLADSTONE, MISSOURI 64118

UNDESIRABLE NOISE LEVELS:

THE AREA DESCRIBED HEREIN LIES ADJACENT TO U.S. 169 HIGHWAY. 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.

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT OF "PINE LAKE - 6TH 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 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 PLATTING OF SUBDIVISIONS TO THE BEST OF MY BELIEF.

DEREK ... KLINKENBORG, RLS #2464 — 9/3/97 DATE

CAGE E 9/9/97

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT AND THE SUBDIVISION SHALL HEREAFTER BE KNOWN AS:
PINE LAKE - 5TH PLAT

EASEMENT:

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 THERE OF 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 RE-CONSTRUCTION AND PROPER, SAFE AND OR 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 ADJOINING LAND 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 AND DIRECTOR OF WATER SERVICES DEPARTMENT, AS APPLICABLE.

BUILDING LINES:

BUILDING LINES (B/L) OR SETBACK LINE ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

STREETS:

THE STREETS SHOWN ON THIS PLAT AND HERETOFORE NOT DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

PARKLAND:

PARKLAND DEDICATION REQUIREMENTS HAVE BEEN MET WITH THE PLAT OF PINE LAKE 1ST PLAT THEREFORE, NO PARKLAND WILL BE DEDICATED BY THIS PLAT, PURSUANT TO SECTION 66.128, CODE OF GENERAL ORDINANCES, AS AMENDED.

IN TESTIMONY WHEREOF: PINE LAKE DEVELOPMENT COMPANY, INC., A MISSOURI CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL AFFIXED THIS 5TH DAY OF September 1997

BY ______ PRESIDENT, LES SMITH BY ______ SECRETARY, ART HAMMEN

STATE OF Missouri
COUNTY OF Clay } SS:

ON THIS 5th DAY OF September, 1997 BEFORE ME PERSONALLY APPEARED LES SMITH AND ART HAMMEN, WHO BEING BY ME SWORN DID SAY THEY ARE PRESIDENT AND SECRETARY, RESPECTIVELY, OF PINE LAKE DEVELOPMENT COMPANY, INCORPORATED, A MISSOURI CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

______ NOTARY PUBLIC — MY COMMISSION EXPIRES April 27, 2001

KIMBERLY K. FIELDS, Notary Public, State of Missouri, Clay County, My Commission Expires April 27, 2001

CITY PLAN COMMISSION:
APPROVED:
______ WHITNEY E. KERR SR., CHAIRMAN
______ VIRGINIA E. WALSH, ASST. SECRETARY

PUBLIC WORKS:
APPROVED:
______ CHARLES E. ..., CITY ENGINEER
BY: ______ Deputy Director
GEORGE E. ..., DIRECTOR

970798
ENTRY NO.

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. 971255 DULY AUTHENTICATED AS PASSED THIS ______ DAY OF September 1997.

______ EMANUEL CLEAVER II, MAYOR
______ CATHERINE T. ROCHA, CITY CLERK

THIS PLAT AND THE SURVEY OF PINE LAKE - 6TH PLAT WERE EXECUTED BY KAW VALLEY ENGINEERING, INC., 122 N.W. PARKWAY, RIVERSIDE, MISSOURI 64150.

PINE LAKE - 6TH PLAT
KAW VALLEY ENGINEERING
SHEET 1 OF 1

http://www.ClayCoGov.com