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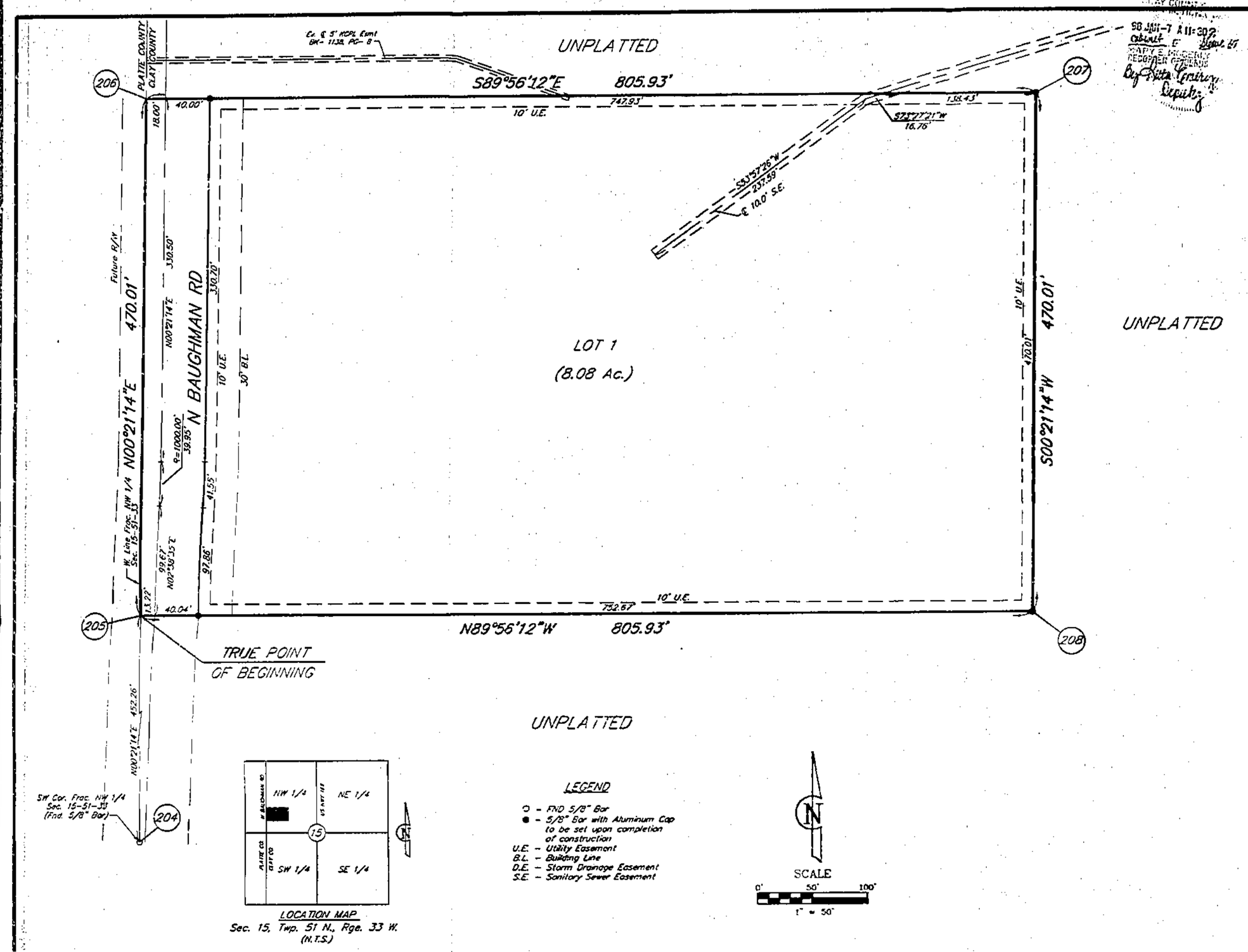
Book 6 Page 67
MARY S. ROBERTS
RECORDER OF DEEDS
By Rita Gentry
Deputy

THE HIGHLANDS RLDS CHURCH

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



UNPLATTED

LOCATION MAP
Sec. 15, Twp. 51 N., Rge. 33 W.
(N.T.S.)

LEGEND

- ○ - FND 5/8" Bar
- ● - 5/8" Bar with Aluminum Cap to be set upon completion of construction
- U.E. - Utility Easement
- B.L. - Building Line
- D.E. - Storm Drainage Easement
- S.E. - Sanitary Sewer Easement

LEGAL DESCRIPTION:

A subdivision of land lying in the fractional Northwest Quarter of Section 15, Township 51, Range 33, in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said fractional Northwest Quarter; thence North 0°21'14" East along the West line of said fractional Northwest Quarter, said line being also the Platte County - Clay County line, 452.26 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 0°21'14" East, along said West line, 470.01 feet; thence South 89°56'12" East, parallel with and 414.00 feet South of the North line of the South One Half of said fractional Northwest Quarter, 805.93 feet; thence South 0°21'14" West, 470.01 feet; thence North 89°56'12" West, 805.93 feet to the True Point of Beginning. Containing 8.70 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:

THE HIGHLANDS RLDS CHURCH

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 therefrom 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 land's 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.

RIGHT OF ENTRANCE: The right of ingress and egress and travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to construct or for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri, nor the United States Postal Service shall incur any liability by virtue of the exercise of such rights. The right of ingress and egress is also hereby granted to the public for access to adjacent property through areas marked Access Easement or "A.E."

IN WITNESS WHEREOF: REORGANIZED CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, a Missouri Not-for-Profit Corporation in the State of Missouri, has caused these presents to be executed this 20th day of September, 1997.

REORGANIZED CHURCH OF JESUS
CHRIST OF LATTER DAY SAINTS
a Missouri Not-for-Profit Corporation

By: Larry R. Morris — Presiding Bishopric

STATE OF Missouri }
COUNTY OF Jackson } SS:

Be it remembered that on this 20th day of September, 1997, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Larry R. Morris to me personally known, who being by me duly sworn, did say that he is Presiding Bishopric of REORGANIZED CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, a Missouri Not-for-Profit 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 Larry R. Morris 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.

TERRY L. LEONARD
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXP. JUNE 18, 1999

Notary Public

My Commission Expires: _____

CITY PLAN COMMISSION

Approved _____

Chairman - Wilwaly E. Karr, Sr.

Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved _____

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

By: _____ Deputy Director

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

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. 971567 duly authenticated as passed this 30 day of Oct, 1997.

Approved Encroachment Agreements
Ordinance No. 971568

City Clerk - Catherine T. Roche

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 PL-20			339562.540	840652.337
201 PL-20A	N01°26'14"W	525.634	340088.008	840639.153
202	N55°51'47"E	190.429	340194.872	840796.771
203	S88°09'32"E	301.012	340185.201	841097.628
204 SW Cor Frac NW 1/4	N85°36'30"E	182.526	340199.178	841279.621
205 TPOB	N0°21'14"E	137.837	340337.012	841280.472
206	N0°21'14"E	143.244	340480.253	841281.357
207	S89°56'12"E	245.623	340479.961	841526.980
208	S0°21'14"W	143.244	340336.740	841526.095
205 TPOB	N89°56'12"W	245.623	340337.012	841280.472

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 0.9998993. COORDINATES ARE IN METERS.

STREET GRADES

	GRADE POINT	ELEV.	VCT
	NW BAUGHMAN ROAD		
60.55	Feet South of the South line of Plat	216.34	———
10.55	Feet South of the South line of Plat	219.24	50.00'
227.95	Feet North of the South line of Plat	238.32	100.00'
452.95	Feet North of the South line of Plat	249.72	100.00'
552.95	Feet North of the South line of Plat	256.72	———

This plat and survey of THE HIGHLANDS RLDS CHURCH were executed by John F. Lutjen & Associates, Inc., 5577 NW Barry Road, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of THE HIGHLANDS RLDS CHURCH 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.

9-25-97
Date

Signed: _____
W. James Schneider, P.E., RLS #1989

JOHN F. LUTJEN & ASSOCIATES, INC.
Civil Engineers – Land Surveyors – Landscape Architects
5577 NW. BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4333 FAX (816) 587-1363

DATE: 9-23-97	Job No.- 95205	File name- RLDSPLAT

CAB-E
Slide CP

http://www.ClayCoGov.com