Clay County, Missouri
Land Survey Document

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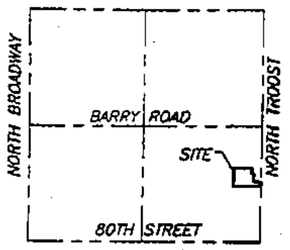
N 78273 FEB 2 6 1998

Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
201 NW. 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732

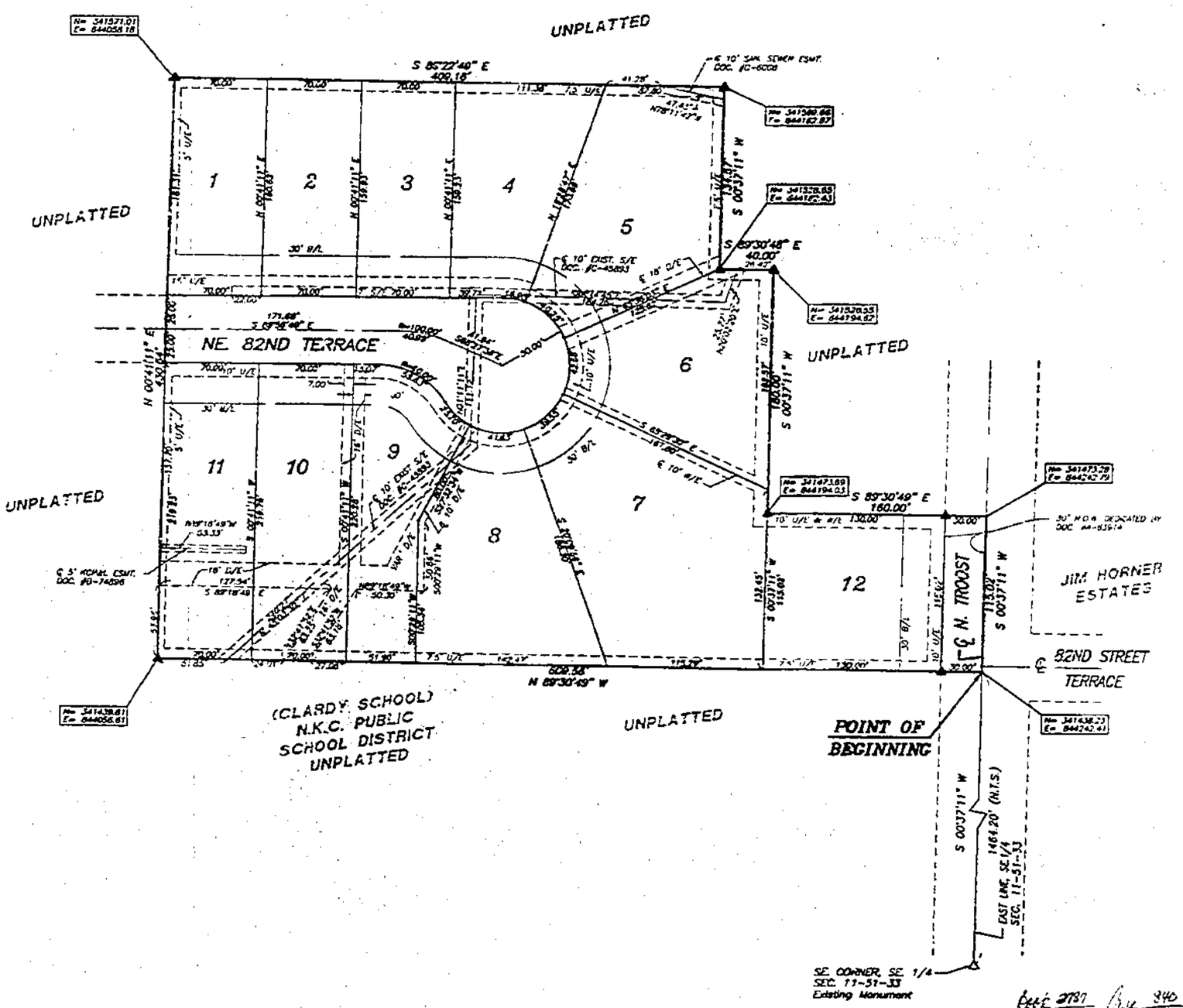
TALL OAKS

A SUBDIVISION IN KANSAS CITY
Clay County, Missouri



SEC. 11-51-33

Location Map



SCALE: 1" = 50'
50 25 0 50

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main 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

LEGAL DESCRIPTION:
All that part of the Southeast Quarter of Section 11, Township 51, Range 33 in the City of Kansas City, Clay County, Missouri described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 11; thence North 00 degrees 37 minutes 11 seconds East along the East line of the Southeast Quarter of said Section 11, a distance of 1464.20 feet to the Point of Beginning of the tract of land herein to be described; thence North 89 degrees 33 minutes 49 seconds West, a distance of 509.58 feet; thence North 00 degrees 41 minutes 11 seconds East, a distance of 430.54 feet; thence South 89 degrees 22 minutes 49 seconds East, a distance of 402.16 feet; thence South 00 degrees 37 minutes 11 seconds West, a distance of 134.57 feet; thence South 89 degrees 30 minutes 48 seconds East, a distance of 40.00 feet; thence South 00 degrees 37 minutes 11 seconds West, a distance of 180.00 feet; thence South 89 degrees 30 minutes 49 seconds East, a distance of 160.00 feet to the East line of the Southeast Quarter of said Section 11; thence South 00 degrees 37 minutes 11 seconds West along the East line of the Southeast Quarter of said Section 11, a distance of 115.02 feet to the Point of Beginning. Said tract of land contains 4.74 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 "TALL OAKS".

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 assigned 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 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: 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.

PARK LAND: The Developer elects to pay the City of Kansas City, Missouri, a sum of ~~Three Thousand Six Hundred Twenty Dollars and Nine Cents ($3,409.09)~~ Five Thousand Five Hundred Twenty Four Dollars and Eleven Cents ($5,524.11) in lieu of required park land dedication for 24 duplex units, pursuant to Section 68.128, Code of General Ordinances, as amended.

IN TESTIMONY WHEREOF: NORTH STAR II, L.L.C., a Missouri Limited Liability Company has caused this instrument to be executed by its General Partner this 11th day of September 1997.

NORTH STAR II, L.L.C.

J.D. Nelson, General Partner

STATE OF MISSOURI
COUNTY OF CLAY } S.S.

On this 11th day of September before me appeared J.D. Nelson to me personally known, who being by me duly sworn did say that he is General Partner of NORTH STAR II, L.L.C. and that said instrument was signed in behalf of said company, J.D. Nelson acknowledged said instrument to be the free act and deed of said company.

My Commission Expires: 1-1-1998

NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED:

CHAIRMAN: Whitney E. Kerr, Sr.

ASSISTANT SECRETARY: Virginia L. Walsh

PUBLIC WORKS

APPROVED:

CITY ENGINEER: Charles E. Dunlay, P.E.

APPROVED:

DIRECTOR: Director

ENTRY NO. 970503

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. 971475 duly authenticated as passed this 23 day of October 1997.

MAYOR: Emanuel Cleaver II

CITY CLERK: Catherine T. Rocco

I hereby certify that the plat of TALL OAKS 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 to I have complied with all applicable statutes and regulations governing the practice of surveying in the State of Missouri, and that this subdivision to the best of my professional knowledge and belief.

DATE: 9-15-97

SAM AYLETT
MO. PE
S-2074
MISSOURI
S-2074

TRAVERSE TABLE

Location	Bearing	Distance (Grid Meters)
CL-10 N=341754.008 E=844207.930		
CL-10 Sighting CL-10A	S 84°15'26" W	
CL-10 to Point A	S 87°15'34" E	443.94
Point A to Point B	S 89°58'34" E	994.93
Point B to Point of Beginning	S 00°37'11" W	360.87

NOTE:
The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, using a grid factor of 0.9999967. All coordinates are in meters.

JOB NUMBER
20005

20005FPA DWG(ROM)

CAB-E
4/7/98 CP

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STREET GRADES

		ELEV.	VCT
NE. 82ND TERRACE			
West Plat Line		736.16	
50.00 feet East of the West Plat Line	PVI	733.76	25.00 feet
100.00 feet East of the West Plat Line	PVI	722.27	40.00 feet
234.61 feet East of the West Plat Line	Center Cul-De-Sac	720.80	
N. TROOST			
At North Plat Line		272.03	
At South Plat Line		277.06	

Prepared For:
NORTH STAR II, L.L.C.
J.D. NELSON
6910 N. HOLMES
GLADSTONE, MO. 64118
DATE: SEPTEMBER 9, 1997