Clay County, Missouri
Land Survey Document

OAKS OF NORTH BROOK
–THIRD PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 CL-19			340079.756	851569.837
201	S88°44'03"E	220.136	340074.893	851789.920
202 NE Cor SE 1/4	S88°04'37"E	406.710	340061.178	852198.400
203	S01°18'05"W	286.156	339773.090	852192.023
204 TPOB	N88°43'55"W	267.834	339779.019	851924.155
205	S26°18'17"E	25.906	339755.766	851935.634
206	S26°12'32"E	18.288	339739.389	851943.710
207	S25°17'35"E	78.699	339668.225	851977.334
208	S14°54'25"E	5.618	339662.808	851978.779
209	S88°29'31"W	13.807	339662.445	851984.977
210	S01°30'29"E	25.826	339636.627	851965.657
211	S16°43'51"W	148.196	339494.703	851922.895
212	S26°27'44"W	112.245	339394.218	851872.978
213	N61°43'22"W	37.232	339411.857	851840.169
214	N63°49'20"W	15.252	339418.585	851826.501
215	N63°06'46"W	29.830	339436.075	851799.898
216	N31°32'39"E	36.785	[illegible]	851819.130
217 R.P.	N31°32'39"E	68.574	339571.849	851855.004
218	S35°17'37"W	60.574	339465.379	851815.385
219	N35°17'37"E	58.443	339513.580	851849.151
220	N65°39'06"W	11.569	339518.350	851838.611
221	N09°00'49"E	14.863	339533.030	851840.940
222	N17°29'02"E	93.666	339622.368	851869.080
223	N74°00'58"W	20.328	339641.910	851874.678
224	N01°37'47"W	24.964	339666.864	851873.468
225	S83°57'56"W	36.791	339662.997	851837.381
226 R.P.	S83°57'56"W	68.574	339655.788	851789.187
227	S77°20'49"E	68.574	339640.787	851836.095
228	N77°20'49"W	56.234	339653.085	851781.227
229	N07°08'35"E	13.004	339665.987	851782.844
230	N27°38'11"W	41.969	339703.168	851763.376
231	N47°26'56"W	18.011	339715.347	851750.108
232	N82°07'20"W	43.299	339735.593	851711.835
233	N62°22'28"W	22.096	339745.839	851697.259
234	N27°37'32"E	51.811	339791.743	851716.282
235	N62°22'28"W	1.829	339792.591	851714.662
236	N27°37'32"E	36.573	339824.995	851731.620
237	S62°22'28"E	103.346	339777.074	851823.184
238	S34°10'10"E	21.873	339758.977	851835.469
239	S26°18'17"E	21.334	339739.852	851844.023
204 TPOB	N63°41'43"E	88.384	339779.019	851924.155

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 0.9999036. COORDINATES ARE IN METERS.

STREET GRADES

	Grade Point	Elev.	V.C.T.
	N. WALLACE AVENUE (North)		
481.14	Feet Northwest of the Centerline of NE 74th Terrace	136.83	
190.54	Feet Northwest of the Centerline of NE 74th Terrace	160.88	215.00'
159.14	Feet Southwest of the Centerline of NE 74th Terrace	145.70	
	N. WALLACE AVENUE (South)		
123.23	Feet West of the Centerline of N. Booth Avenue	119.43	
35.99	Feet West of the Centerline of N. Booth Avenue	116.56	25.00'
	Centerline of N. Booth Avenue	117.31	
	NE 74th TERRACE		
	Centerline of N. Wallace Avenue	152.67	
228.78	Feet Easterly of the Centerline of N. Wallace Avenue	147.95	50.00'
135.00	Feet Easterly of the Centerline of N. Wallace Avenue	139.64	80.00'
515.00	Feet Easterly of the Centerline of N. Wallace Avenue	142.75	
	N. BOOTH AVENUE		
1093.90	Feet South of the Centerline of NE 74th Terrace	115.13	
433.37	Feet South of the Centerline of NE 74th Terrace	125.05	100.00'
44.00	Feet South of the Centerline of NE 74th Terrace	144.51	29.00'
	Centerline of NE 74th Terrace	145.43	
51.00	Feet North of the Centerline of NE 74th Terrace	144.37	32.00'
115.00	Feet North of the Centerline of NE 74th Terrace	147.03	

LEGAL DESCRIPTION:

A subdivision of land in the Southeast 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 Southeast Quarter; thence South 01°18'05" West, along the East line of said Southeast Quarter, 945.49 feet; thence North 88°43'55" West, 879.13 feet to the True Point of Beginning of the tract to be herein described; thence South 26°18'17" East, 85.00 feet; thence South 26°12'32" East, 60.00 feet; thence South 25°17'35" East, 258.22 feet; thence South 14°54'25" East, 18.43 feet; thence South 88°29'31" West, 45.30 feet; thence South 01°30'29" East, 84.74 feet; thence South 16°43'51" West, 486.26 feet; thence South 26°27'44" West, along the Northwesterly line of MEADOWS OF NORTH BROOK - FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, and its Northeasterly prolongation, 368.29 feet; thence North 61°43'22" West, 122.16 feet; thence North 63°49'20" West, 50.04 feet; thence North 63°06'46" West, 97.88 feet; thence North 31°32'39" East, 120.63 feet; thence Northwesterly, on a curve to the right, having an initial tangent bearing of North 58°27'21" West, a radius of 225.00 feet, an arc distance of 14.72 feet; thence North 35°17'37" East, 191.76 feet; thence North 65°39'06" West, 37.96 feet; thence North 09°00'49" East, 48.77 feet; thence North 17°29'02" East, 307.33 feet; thence North 15°59'02" East, 66.70 feet; thence North 01°37'47" West, 81.91 feet; thence South 83°57'56" West, 120.72 feet; thence Southerly on a curve to the right, having an initial tangent bearing of South 06°02'04" East, a radius of 225.00 feet, an arc distance of 73.39 feet; thence North 77°20'49" West, 184.51 feet; thence North 07°08'35" East, 42.67 feet; thence North 27°38'11" West, 137.71 feet; thence North 47°26'56" West, 59.10 feet; thence North 82°07'20" West, 142.07 feet; thence North 62°22'28" West, 72.50 feet to a point on the Easterly line of OAKS OF NORTH BROOK - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 27°37'32" East, along said Easterly line, 170.00 feet to a point on the Northerly line of N. Wallace Avenue, as now established; thence North 62°22'28" West, along said Northerly line, 6.00 feet; thence North 27°37'32" East, along the aforementioned Easterly line, 120.00 feet to a point on the Southeasterly line of Lot 20, said OAKS OF NORTH BROOK - FIRST PLAT; thence South 62°22'28" East, along said Southeasterly line and its Southeasterly prolongation, 339.09 feet; thence South 34°10'10" East, 71.77 feet; thence South 26°18'17" East, 70.00 feet; thence North 63°41'43" East, 290.00 feet to the True Point of Beginning. Containing 12.13 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:

OAKS 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 has been previously dedicated by OAKS OF NORTH BROOK - SECOND PLAT and additional land will be dedicated in Future Phases of North Brook.

TRACT N: Tract N (0.11 acres) is hereby reserved as Private Open Space to be used as access to the Storm Water Detention Facility.

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 4th day of May, 1998.

HUNT MIDWEST REAL ESTATE
DEVELOPMENT, INC., A Missouri Corporation

Ora H. Reynolds, Director of Residential Development

Donald K. Hagan, Assistant Secretary

STATE OF MISSOURI)
) SS.
COUNTY OF Clay)

Be it remembered that on this 4th day of May, 1998, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Ora H. Reynolds and Donald K. Hagan, to me personally known, who being by me duly sworn, did say that they are Director of Residential Development and Assistant Secretary, respectively of HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri 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 Ora H. Reynolds 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.

Notary Public

CONNIE S THOMAS
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. JAN. 23, 2002

My Commission Expires Jan. 23, 2002

CITY PLAN COMMISSION

Approved

Charles T. Myers, Chairman

Secretary

PUBLIC WORKS

Approved 6/15/98

Acting City Engineer

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. 980700 duly authenticated as passed the 25 day of June 1998.

City Clerk - Catherine T. Rocha

This plat and survey of OAKS OF NORTH BROOK - THIRD PLAT were executed by John F. Lutjen & Associates, Inc., 5577 NW Barry Road, Kansas City, ... 34151

I HEREBY CERTIFY: that the plat of OAKS 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.

5-1-98
Date

Signed
James Schopp RLS #1949

CAG-E 19495

JOHN F. LUTJEN & ASSOCIATES, INC.		
Civil Engineers – Land Surveyors – Landscape Architects		
6200 N. ST. CLAIR AVENUE KANSAS CITY, MISSOURI 64151 (816) 587-4320 FAX (816) 587-1393		
DATE: 4-20-98	JOB No. - 97154	File name - ONB3PLAT

http://www.ClayCoGov.com