Clay County, Missouri
Land Survey Document

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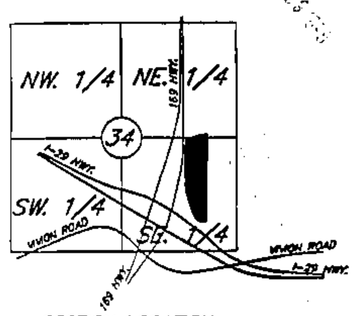
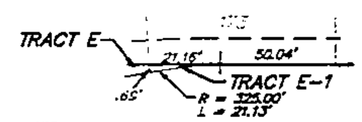
THE OAKS THIRD PLAT

A Subdivision in Kansas City, Clay County, Missouri

STATE OF MO
CLAY COUNTY
CERTIFY INSTRUMENT
98 JUL 23 AM 10:49
MARY E. MOORE
RECORDER OF DEEDS
By Mary Moore

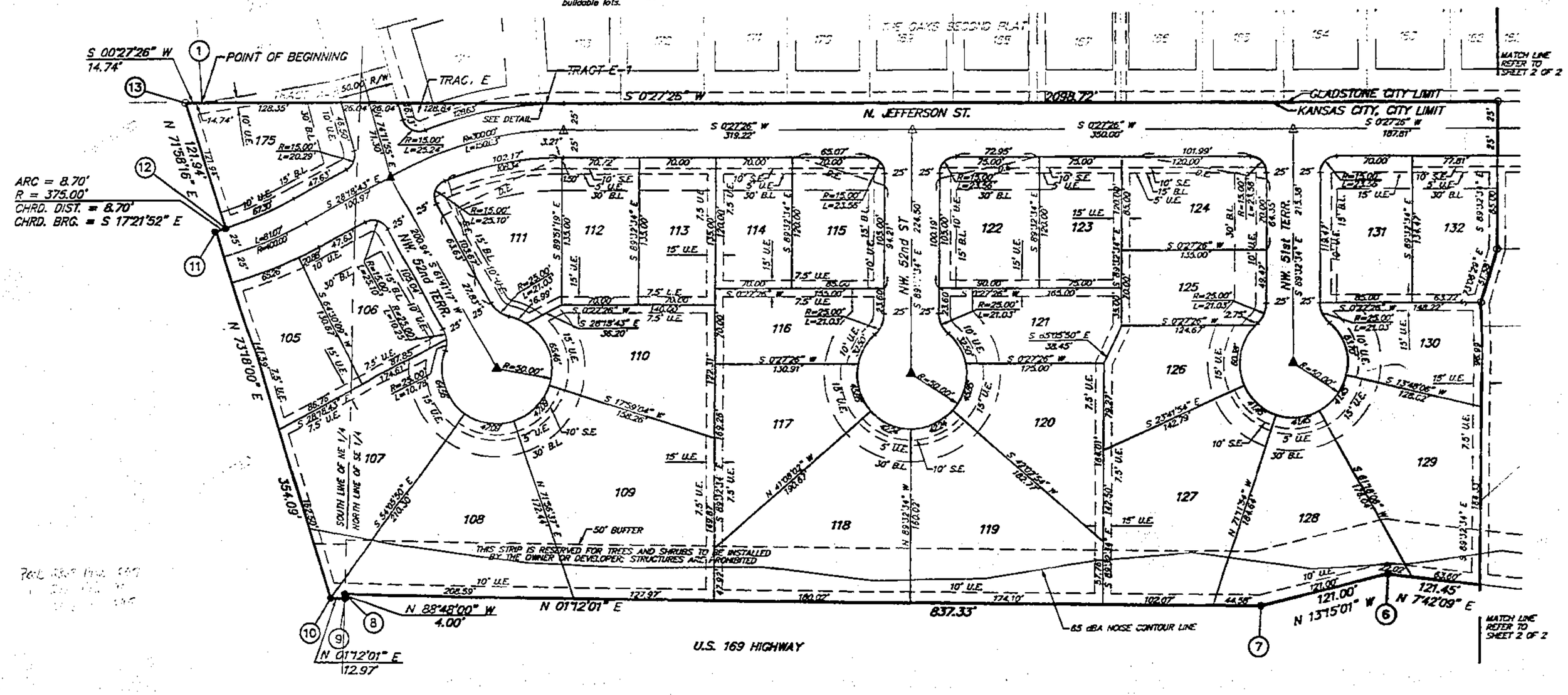


SECTION LOCATION
Sec. 34, Twp. 51, Rge. 33
(Not to Scale)



NOTE
Tracts E and E-1 are intended to respectively compliment Lots 174 and 173, The Oaks Second Plat, and ownership are to run accordingly. Tracts E and E-1 are NOT buildable lots.

N
SCALE: 1"=50'
0' 5' 25' 50' 100'



STATE PLANE TRAVERSE TABLE

FROM	GRID BEARING	GRID DISTANCE (METERS)	NORTHING	EASTING	TO
CL-14	S 83°25'50" E	383.858	337008.152	842215.410	CL-14
TP-1	S 00°10'20" E	560.217	336964.234	842596.757	TP-1
TP-2	S 00°40'54" W	225.731	336404.020	842598.441	TP-2
TP-3	S 03°38'07" W	131.553	336178.305	842595.755	TP-3
TP-4	S 00°17'11" E	255.087	336047.006	842587.414	TP-4
TP-5	S 18°53'23" E	154.543	335791.923	842588.659	TP-5
TP-6	S 05°11'21" E	409.859	335645.703	842638.722	TP-6
TP-7	S 76°45'26" W	91.114	335237.524	842675.791	TP-7
TP-8	S 44°35'38" W	281.780	335216.651	842587.100	TP-8
			335417.293	842389.283	NW Corner of Lot 67

STATE PLANE COORDINATES

PT#	NORTHING	EASTING
1	335417.293	842389.283
2	334777.685	842384.179
3	334778.142	842342.177
4	334788.091	842332.304
5	335050.112	842249.104
6	335086.792	842254.065
7	335122.657	842245.613
8	335377.825	842250.958
9	335377.851	842249.740
10	335381.803	842249.823
11	335412.813	842353.187
12	335410.282	842353.978
13	335421.785	842385.319

NOTE: THE BEARINGS AN COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM (1983 AND AS AMENDED), WEST ZONE AND USING A COMBINED GRID FACTOR OF 0.9999027, THE COORDINATES ARE LISTED IN METERS.

LEGEND
B.L. = Building Line
U.E. = Utility Easement
S.E. = Sanitary Sewer Easement
D.E. = Drainage Easement
W.E. = Water Main Easement
△ Denotes Existing Permanent Monument
▲ Denotes Permanent Monument to be Set after Street Construction
○ Denotes Found Existing Bar
● Denotes 1/2" Bar to be Set with Plastic Cap Marked HFW ENG LS 1658

NOTES:
1. THIS DEVELOPMENT IS LOCATED WITHIN THE KANSAS CITY, DOWNTOWN AIRPORT HEIGHT ZONING RESTRICTION AREA. STRUCTURES MUST CONFORM TO THESE RESTRICTIONS
2. 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.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF THE OAKS 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 MINIMUM STANDARDS FOR AN URBAN PROPERTY BOUNDARY SURVEY AS ADOPTED BY THE MISSOURI BOARD OF 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 PLATTING OF SUBDIVISIONS TO THE BEST OF MY BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
JAMES M. FARROW
NO. 1658
2-5-98

JAMES M. FARROW MO LS NO. 1658

SIGNATURE AND STAMP IN PURPLE INK INDICATES AN ORIGINAL SIGNED COPY BY THIS SURVEYOR, ANY OTHER COLOR IS NOT AN ORIGINAL COPY.

CAG-E
19,498 CF

HANDS • FARROW • WEISKIRCH
ENGINEERS
200 1/2 NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5000

THE OAKS THIRD PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI

JOB NO.	2258
FILE NO.	1799
DATE	5/24/97
DRAWN BY	C.N.S.
CHKD BY	JMF 5-5-98
REVISIONS	9/26/97, 10/09/97, 10/14/97, 7/21/97, 9/16/97, 9/19/97, 9/22/97, 9/23/97, 9/24/97
SHEET NO.	1 of 2