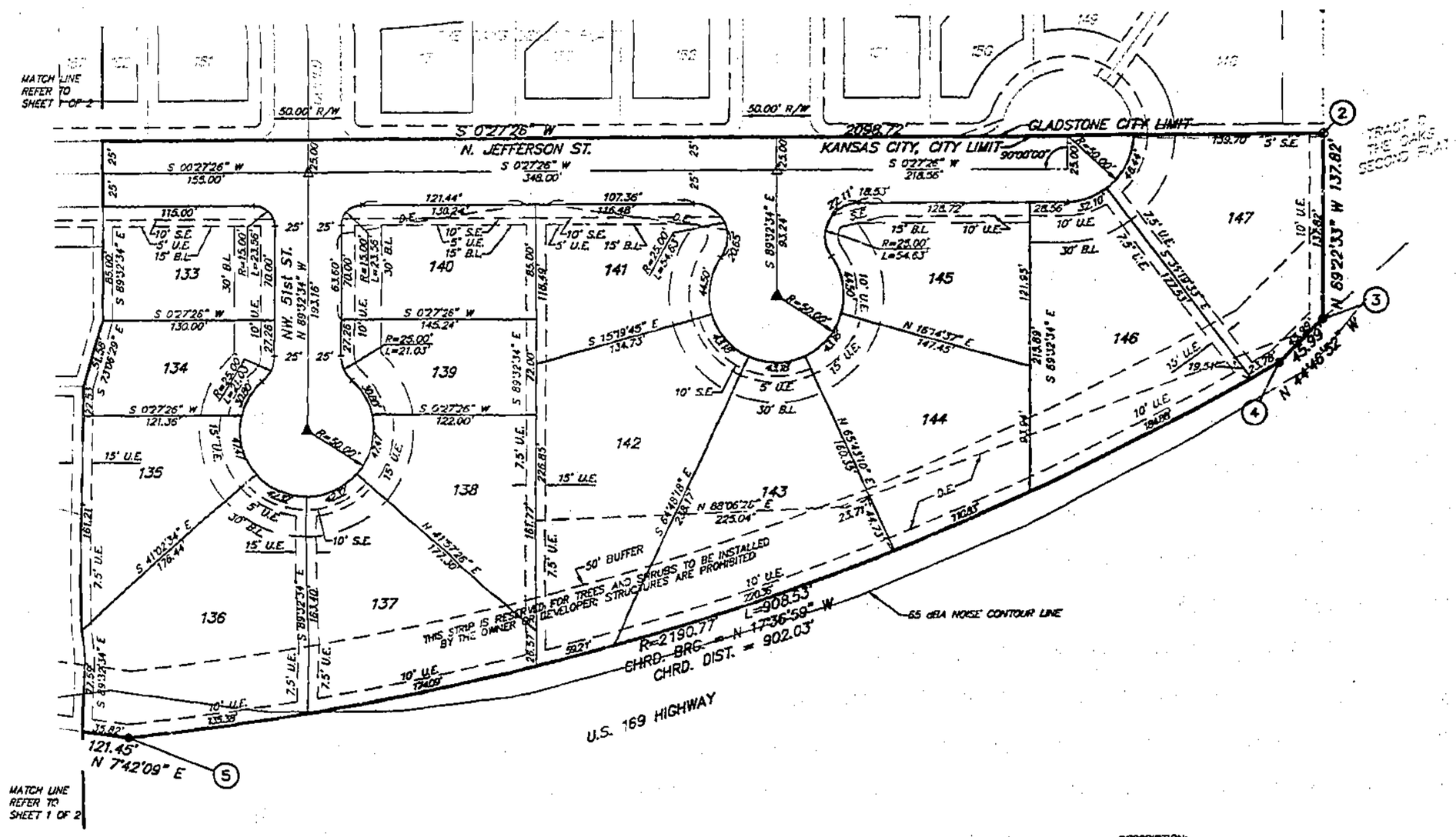
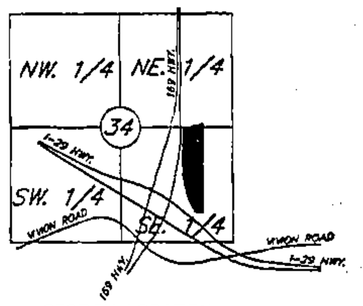
Clay County, Missouri
Land Survey Document

THE OAKS THIRD PLAT

A Subdivision in Kansas City, Clay County, Missouri





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

N

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

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

STREET GRADE

GRADE POINT LOCATION	ELEVATION	V.C.T.
N. Jefferson Street		
218.56' South of ℄ N. Washington St.	132.27'	None
68.56' South of ℄ N. Washington St.	144.27'	50'
181.44' North of ℄ N. Washington St.	156.77'	25'
581.44' North of ℄ N. Washington St.	180.20'	100'
906.44' North of ℄ N. Washington St.	167.98'	75'
1106.44' North of ℄ N. Washington St.	170.88'	50'
107.43' North of ℄ NW 52nd Terrace	206.11'	100'
207.43' North of ℄ NW 52nd Terrace	202.86'	None
N. Washington Street		
93.24' West of ℄ N. Jefferson St.	147.96'	None
40.00' West of ℄ N. Jefferson St.	146.90'	15'
℄ of N. Jefferson St.	147.70'	None
145' East of ℄ N. Jefferson St.	144.50'	None
NW 51st Street		
℄ of N. Jefferson St.	166.53'	None
40.00' West of ℄ N. Jefferson St.	165.73'	25'
193.16' West of ℄ N. Jefferson St.	167.26'	None
NW 51st Terrace		
℄ of N. Jefferson St.	176.09'	None
60.00' West of ℄ N. Jefferson St.	174.89'	40'
215.38' West of ℄ N. Jefferson St.	190.43'	None
NW 52nd Street		
℄ of N. Jefferson St.	169.93'	None
60.00' West of ℄ N. Jefferson St.	168.73'	40'
224.50' West of ℄ N. Jefferson St.	185.18'	None
NW 52nd Terrace		
200.94' West of ℄ N. Jefferson St.	201.69'	None
31.02' West of ℄ N. Jefferson St.	198.29'	15'
℄ of N. Jefferson St.	198.91'	None
68.98' East of ℄ N. Jefferson St.	197.53'	50'
118.98' East of ℄ N. Jefferson St.	192.53'	None

DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 51, RANGE 33, IN KANSAS CITY, CLAY COUNTY, MISSOURI, CONTAINING PART OF LOTS 80 THRU 85 INCLUSIVE, ELM ACCORS ANNEX, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 67, THE OAKS REVISED FIRST PLAT, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI; THEN SOUTH 0°27'26" WEST ON THE CITY LIMIT LINE DIVIDING KANSAS CITY AND GLADSTONE, 2098.72 FEET; THEN NORTH 89°22'33" WEST, 137.82 FEET TO A POINT ON THE EAST LINE OF U.S. HIGHWAY NO. 169; THEN NORTHWESTERLY AND NORTHERLY ON THE SAID EAST LINE, THE FOLLOWING SEVEN COURSES: NORTH 44°46'52" WEST, 45.99 FEET; THEN NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 2190.77 FEET, A CHORD BEARING AND DISTANCE OF NORTH 17°36'59" WEST, 902.03 FEET AND AN ARC OF 908.53 FEET; NORTH 7°42'09" EAST, 121.45 FEET; NORTH 13°15'01" WEST, 121 FEET; NORTH 1°12'01" EAST, 837.33 FEET; SOUTH 88°48'00" WEST, 4 FEET; NORTH 1°12'01" EAST, 12.97 FEET; THEN NORTH 73°18'00" EAST, 354.09 FEET TO A POINT ON A CURVE; THEN SOUTHEASTERLY ON A CURVE TO THE LEFT, WITH A RADIUS OF 375 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 17°21'52" EAST 8.70 FEET AND AN ARC OF 6.70 FEET; THEN NORTH 77°58'16" EAST, 121.94 FEET TO A POINT ON THE WEST LINE OF LOT 68, THE OAKS REVISED FIRST PLAT; THEN SOUTH 0°27'26" WEST ON THE SAID WEST LINE, 14.74 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 18.5 ACRES MORE OR LESS.

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

BUILDING LINES: BUILDING SETBACK LINES ARE AS SHOWN ON THE PLAT AND NO BUILDING, OR PORTION THEREOF, SHALL BE BUILT BETWEEN THESE LINES AND THE STREET LINES.

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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 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.

DEDICATION: THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS THE OAKS THIRD PLAT.

PARKLAND: THE UNDERSIGNED PROPRIETOR AGREES TO PAY THE CITY OF KANSAS CITY, MISSOURI, THE SUM OF $8,185.03 (EIGHT THOUSAND ONE HUNDRED EIGHTY FIVE DOLLARS AND 03 CENTS) IN LIEU OF DEDICATING PARKLAND FOR 44 SINGLE FAMILY UNITS PURSUANT TO SECTION 66 - 128, CODE OF ORDINANCES.

IN TESTIMONY WHEREOF: INTRA-STATE DEVELOPMENT CO. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED BY ITS SECRETARY THIS 6th DAY OF Feb 1997

NO SEAL

INTRA-STATE DEVELOPMENT CO.
BY: LARRY G. SCHULZ, PRESIDENT ATTEST: ROBERT J. ELLIS, SECRETARY

STATE OF MISSOURI } S.S.
COUNTY OF CLAY }

BE IT REMEMBERED THAT ON THIS 6th DAY OF Feb 1997 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AID FOR THE COUNTY AND STATE AFORESAID, CAME LARRY G. SCHULZ, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS PRESIDENT OF INTRA-STATE DEVELOPMENT CO., A MISSOURI CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE ABOVE MENTIONED THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES:

SUSAN J. ELLIS
NOTARY PUBLIC — NOTARY SEAL
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. MAY 13, 1999

NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED
VICE CHAIRMAN
~~WHITNEY E. KERR JR.~~
ASSISTANT SECRETARY
VIRGINIA L. WALSH

PUBLIC WORKS DEPARTMENT

APPROVED
ACTING CITY ENGINEER

APPROVED
DIRECTOR
GEORGE E. [illegible] JR., P.E.

ENTRY NUMBER 980048

CITY COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY THE ORDINANCE NO. 960256 DULY AUTHENTICATED AS PASSED THIS 6th DAY OF March 1997

MAYOR
BARBARA CLEAVER II

CITY CLERK
CATHERINE T. ROCHA

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 PROFESSIONAL KNOWLEDGE AND BELIEF.

JAMES M. PARROW MO. S. NO. 1658

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

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 2-5-98
REVISIONS:	9/25/97
	7/21/97 10/09/97
	9/16/97 10/14/97
	9/19/97 10/27/97
	9/20/97
	9/23/97
	9/24/97
SHEET NO.	2 of 2

:\HFWK_2\CLAYCOUNTY\PLAT Mon Oct 27 10:45:40 1997 C.N.S.