# THE OAKS FOURTH PLAT

## A Subdivision in Kansas City, Clay County, Missouri

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 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 68, THE OAKS REVISED FIRST PLAT, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI; THEN NORTH 0°27'26" EAST ON THE WEST LINE OF SAID LOT, 14.74 FEET FOR A TRUE POINT OF BEGINNING;
THEN CONTINUING NORTH 0°27'26" EAST ON THE WEST LINE OF LOTS 68 THRU 74 INCLUSIVE, THE OAKS REVISED FIRST PLAT, 512.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 74;
THEN SOUTH 89°22'17" EAST ON THE NORTH LINE OF SAID LOT, AND ITS EASTERLY PROLONGATION, 302.40 FEET TO A POINT ON THE WESTERLY LINE OF LOT 23, ELM WOODS, A SUBDIVISION IN KANSAS CITY AND GLADSTONE, CLAY COUNTY, MISSOURI;
THEN NORTHWESTERLY ON THE WESTERLY LINE OF SAID ELM WOODS, THE FOLLOWING THREE COURSES:
NORTH 12°21'42" WEST, 106.96 FEET;
NORTH 21°18'32" WEST, 413.04 FEET;
NORTH 26°55'22" WEST, 194.58 FEET TO THE NORTHWEST CORNER OF LOT 18, ELM WOODS, BEING ALSO A POINT ON THE SOUTH LINE OF TIMBER CREEK, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI;
THEN NORTH 89°15'45" WEST ON THE SOUTH LINE OF SAID TIMBER CREEK, 415.43 FEET TO THE SOUTHWEST CORNER OF LOT 12, TIMBER CREEK, BEING ALSO A POINT ON THE EAST LINE OF U. S. HIGHWAY 169;
THEN SOUTHERLY ON THE SAID EAST LINE, THE FOLLOWING TWO COURSES:
SOUTH 13°59'50" WEST, 272.02 FEET;
SOUTH 1°12'01" WEST, 1045.05 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 8.70 FEET;
THEN NORTH 71°58'16" EAST, 121.94 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 15.4 ACRES MORE OR LESS.

STREET GRADES

| GRADE POINT LOCATION | ELEVATION | V.C.T. |
|---|---|---|
| **N. Jefferson Avenue** | | |
| 537.08' South of ℄ NW 53rd St. | 206.11 | 100' |
| 227.08' South of ℄ NW 53rd St. | 192.79 | 75' |
| 47.92' North of ℄ NW 53rd St. | 201.73 | 150' |
| 197.92' North of ℄ NW 53rd St. | 186.73 | None |
| **N. Pennsylvania Street** | | |
| 195' South of ℄ NW 53rd St. | 224.20 | 200' |
| 55' North of ℄ NW 53rd St. | 206.70 | 25' |
| 355' North of ℄ NW 53rd St. | 179.70 | None |
| **NW 53rd Street** | | |
| ℄ N. Pennsylvania Street | 210.55 | None |
| 50' Southwest of ℄ N. Pennsylvania Street | 209.55 | 25' |
| 265' Southwest of ℄ N. Pennsylvania Street | 196.78 | 25' |
| ℄ N. Jefferson Street | 197.87 | None |

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 FOURTH PLAT.

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.

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 THERSON 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.

PARKLAND: THE UNDERSIGNED PROPRIETOR AGREES TO PAY THE CITY OF KANSAS CITY, MISSOURI, THE SUM OF $6,882.94 (SIX THOUSAND EIGHT HUNDRED EIGHTY-TWO DOLLARS AND 94/100 DOLLARS) IN LIEU OF DEDICATING PARKLAND FOR 37 SINGLE FAMILY UNITS PURSUANT TO SECTION 66 – 128, CODE OF ORDINANCES.

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, 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.

CAG-E 10/9/98

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 1998

NO SEAL

INTRA-STATE DEVELOPMENT CO.

BY: Larry G. Schulz ATTEST: Robert J. Ellis
LARRY G. SCHULZ, PRESIDENT — ROBERT J. ELLIS, SECRETARY

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

BE IT REMEMBERED THAT ON THIS 6th DAY OF Feb 1998 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND 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 TILLIS NOTARY PUBLIC — NOTARIAL SEAL FACILITY MISSOURI CLAY COUNTY MY COMMISSION EXP. MAY 13, 1998

Robert J. Ellis
NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED _____
VICE CHAIRMAN
PAUL KLAUHUN
~~WHITNEY E. KERR SR.~~

ASSISTANT SECRETARY
VIRGINIA L. WALSH

PUBLIC WORKS DEPARTMENT

APPROVED _____
ACTING CITY ENGINEER

APPROVED _____
DIRECTOR
GEORGE E. WOLF JR., P.E.

ENTRY NUMBER 980049

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. 980175 DULY AUTHENTICATED AS PASSED THIS 5 DAY OF MARCH 1998

MAYOR
EMANUEL CLEAVER II

CITY CLERK
CATHERINE T. ROCHA

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF THE OAKS FOURTH 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 E. 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.

HANDS • FARROW • WEISKIRCH
ENGINEERS
111 NORTH MAIN 64050
INDEPENDENCE, MISSOURI
(816) 254-5000 FAX (816) 252-9712

THE OAKS FOURTH PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI

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|---|---|
| JOB NO. | 2258 |
| FILE NO. | |
| DATE | 7/1/97 |
| DRAFTER | C.N.S. |
| CHECKED | JEF 2-5-98 |
| REVISIONS | 7/21/97 7/28/97 10/13/97 10/21/97 12/23/97 |
| SHEET NO. | 2 of 2 |

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com