Clay County, Missouri
Land Survey Document

BEACON HILL – FOURTH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

STREET GRADES

	GRADE POINT	ELEV.	V.C.T.
	N. NASHUA ROAD		
440.26	Feet Southerly of the Centerline of NW 113th Terrace	324.68	———
370.48	Feet Southerly of the Centerline of NW 113th Terrace	321.88	25.00'
104.48	Feet Southerly of the Centerline of NW 113th Terrace	307.35	125.00'
85.52	Feet Northerly of the Centerline of NW 113th Terrace	305.38	25.00'
120.52	Feet Northerly of the Centerline of NW 113th Terrace	305.23	———
	N. WYANDOTTE STREET		
415.16	Feet Southerly of the Centerline of NW 113th Terrace	318.83	———
361.01	Feet Southerly of the Centerline of NW 113th Terrace	314.56	50.00'
176.49	Feet Northerly of the Centerline of NW 113th Terrace	298.22	37.50'
313.99	Feet Northerly of the Centerline of NW 113th Terrace	287.84	———
	NW 113th STREET		
366.65	Feet West of the Centerline of N. Wyandotte Street	321.51	———
285.71	Feet West of the Centerline of N. Wyandotte Street	319.19	25.00'
60.71	Feet West of the Centerline of N. Wyandotte Street	311.27	37.50'
	Centerline of N. Wyandotte Street	312.48	———
	NW 113th TERRACE		
367.91	Feet West of the Centerline of N. Wyandotte Street	306.39	———
317.91	Feet West of the Centerline of N. Wyandotte Street	307.38	25.00'
217.91	Feet West of the Centerline of N. Wyandotte Street	303.72	25.00'
92.91	Feet West of the Centerline of N. Wyandotte Street	301.72	50.00'
	Centerline of N. Wyandotte Street	303.56	———
107.09	Feet East of the Centerline of N. Wyandotte Street	301.44	37.50'
207.09	Feet East of the Centerline of N. Wyandotte Street	304.75	25.00'
265.00	Feet East of the Centerline of N. Wyandotte Street	306.31	———
	N. CENTRAL STREET		
104.06	Feet North of the Centerline of NW 113th Terrace	298.97	———
131.56	Feet North of the Centerline of NW 113th Terrace	299.67	62.50'
126.04	Feet South of the Centerline of NW 113th Terrace	316.88	———

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 CL-09			347653.264	843489.883
201	S45°05'12"W	448.334	347533.724	843172.384
202	S45°35'19"W	136.991	347440.857	843074.526
203	N18°59'45"W	108.827	347543.757	843039.103
204	S68°47'11"W	48.878	347526.071	842993.537
205	S73°34'25"W	14.071	347522.092	842980.041
206	S65°30'26"W	49.322	347515.087	842930.810
207 R.P.	S65°30'26"W	114.289	347512.124	842816.734
208	S69°20'46"E	114.289	347510.820	842931.015
209	S00°39'14"W	0.580	347510.240	842931.009
210	N89°20'46"W	111.142	347511.509	842819.874
211	N00°39'14"E	33.525	347545.031	842820.256
212	S89°20'46"E	2.560	347545.002	842822.816
213	N00°39'14"E	48.763	347593.762	842823.373
214	N89°20'46"W	21.361	347594.006	842802.013
215	N02°14'48"W	3.060	347597.063	842801.893
216 T.P.O.B	S87°45'12"W	64.002	347554.554	842737.940
217	N02°14'48"W	83.812	347678.301	842734.655
218	N87°45'12"E	48.414	347680.199	842783.032
219	N04°36'31"W	0.892	347681.088	842782.960
220	S89°20'46"E	65.013	347680.346	842847.969
221	S13°58'11"E	4.725	347675.762	842849.109
222	S89°20'46"E	13.632	347675.606	842862.741
223	N72°31'59"E	36.572	347686.583	842897.627
224	S17°28'01"E	16.366	347670.953	842902.545
225	N72°31'59"E	91.431	347693.396	842989.760
226	S17°28'01"E	142.360	347562.600	843032.480
227 R.P	N72°31'59"E	305.422	347654.273	843323.629
203	S68°47'11"W	305.422	347543.757	843039.103

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 0.9998982. COORDINATES ARE IN METERS

LEGAL DESCRIPTION:

A subdivision of land in the Southwest Quarter of Section 23, Township 52, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Southwest Quarter; thence South 88°20'48" East, along the South line of said Southwest Quarter, 47.38 feet to a point on the Westerly line of BEACON HILL - THIRD PLAT, a subdivision of land in Kansas City, Clay County, Missouri, said line being also the Easterly right-of-way line of U.S. Highway 169, as now established; thence North 07°41'00" East, along said Easterly right-of-way line, 674.04 feet; thence North 02°14'48" West, along said Easterly right-of-way line, 31.50 feet to the Northwest corner of Lot 92, said BEACON HILL - THIRD PLAT, said point being also the True Point of Beginning of the tract to be herein described; thence continuing North 02°14'48" West, along said Easterly right-of-way line, 275.00 feet; thence North 87°45'12" East, 158.85 feet; thence North 04°36'31" West, 2.93 feet; thence South 89°20'46" East, 213.32 feet; thence South 13°58'11" East, 15.50 feet; thence South 89°20'46" East, 44.73 feet; thence North 72°31'59" East, 120.00 feet; thence South 17°28'01" East, 53.77 feet; thence North 72°31'59" East, 300.00 feet to the Westerly line of NASHUA ACRES, a subdivision of land in Kansas City, Clay County, Missouri; thence South 17°28'01" East, along said Westerly line, 467.11 feet; thence Southeasterly, along said Westerly line, on a curve to the left, tangent to the last described course, having a radius of 1002.14 feet, an arc distance of 65.54 feet to a point on the Northerly line of BEACON HILL - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 68°47'11" West, along said Northerly line, 160.38 feet; thence South 73°34'25" West, along said Northerly line, 46.17 feet; thence South 65°30'26" West, along said Northerly line, 161.83 feet to a point on the Westerly right-of-way line of N. Wyandotte Street, as now established; thence Southerly, along said Westerly right-of-way line, on a curve to the right having an initial tangent bearing of South 03°20'34" East, a radius of 375.00 feet, an arc distance of 27.14 feet; thence South 0°39'14" West, along said Westerly right-of-way line, 1.90 feet to a point on the aforementioned Northerly line of BEACON HILL - FIRST PLAT; thence North 89°20'46" West, along said Northerly line and the Northerly line of the aforementioned BEACON HILL - THIRD PLAT, 364.68 feet; thence North 0°39'14" East, along the Easterly line of said BEACON HILL - THIRD PLAT, 110.00 feet to a point on the Southerly right-of-way line of NW 113th Street, as now established; thence South 89°20'46" East, along said Southerly right-of-way line, 8.40 feet; thence North 0°39'14" East, along said Easterly line, 160.00 feet; thence North 89°20'46" West, along the aforementioned Northerly line of said BEACON HILL - THIRD PLAT, 70.00 feet to a point on the Easterly right-of-way line of N. Central Street, as now established; thence North 02°14'48" West, along said Easterly right-of-way line, 10.04 feet; thence South 87°45'12" West, along said Northerly line, 210.00 feet to the True Point of Beginning. Containing 9.80 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:

BEACON HILL - FOURTH 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: The Developer elects to pay the City of Kansas City, Missouri, the sum of Four Thousand One Hundred Sixty Six and 17/100ths Dollars ($4,166.17) in lieu of required park land dedication for forty-two (42) single-family units, pursuant to Section 66.128, Code of Ordinances, as amended.

AVIATION AND NOISE EASEMENT: An Aviation and Noise Easement is hereby granted by Document No. ________ in Book ________ at Page ________, recorded simultaneously herewith.

IN WITNESS WHEREOF: TRUSTY CONSTRUCTION CO., INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 11th day of September, 1998.

TRUSTY CONSTRUCTION CO., INC.

Robert D. Trusty, President

NO SEAL

STATE OF Missouri)
) SS:
COUNTY OF Platte)

Be it remembered that on this 11th day of September, 1998, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Robert D. Trusty, to me personally known, who being by me duly sworn, did say that he is President, of TRUSTY CONSTRUCTION CO., INC., and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said Robert D. Trusty, 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

STACY L. PALMER, Notary Public - State of Missouri, Commissioned in Platte County, My Commission Expires June 18, 2001

My Commission Expires

CITY PLAN COMMISSION

Approved ________

Chairman - Charles F. Myers

Assistant Secretary - Virginia Walsh

PUBLIC WORKS

Approved ________

City Engineer - Stanley S. Harris, P.E.

By: Deputy Director

Director - George E. Wolf, Jr., P.E.

980424
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. 981181, duly authenticated as passed this 10 day of ________, 1998.

Mayor - Emanuel Cleaver

CITY CLERK

City Clerk - Catherine T. Rocha

This plat and survey of BEACON HILL - FOURTH PLAT were executed by John F. Lutjen & Associates, Inc., 3350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of BEACON HILL - 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 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.

9-15-98
Date

Signed: ________
W. James Schowe, RLS #1588

Plat Cab E
[illegible]

JOHN F. LUTJEN & ASSOCIATES, INC.
Civil Engineers – Land Surveyors – Landscape Architects
5377 NW BARRY ROAD, KANSAS CITY, MISSOURI 64151
(816) 587-4320, FAX (816) 587-1393

DATE: 9-12-98 | JOB NO. – 97257 | File Name – BHL4-PLT

http://www.ClayCoGov.com