Clay County, Missouri
Land Survey Document

OAKS OF NORTH BROOK–FOURTH 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			340075.758	851569.837
201 NE corner SE 1/4	S88°11'13"W	177.312	340074.146	851392.814
202	S00°20'11"W	394.894	339679.159	851390.295
203 TPOB	S89°39'49"E	125.878	339678.420	851516.171
204	N80°44'51"E	68.224	339689.389	851583.508
205	N09°01'15"E	14.858	339704.064	851585.838
206	N18°38'22"E	27.679	339730.291	851594.584
207	N27°37'32"E	48.352	339773.131	851617.105
208	S62°22'28"E	51.811	339749.107	851663.009
209	N27°37'32"E	10.667	339758.558	851667.955
210	S62°22'28"E	49.525	339735.593	851711.835
211	S62°07'20"E	43.299	339715.347	851750.108
212	S47°28'56"E	18.011	339703.168	851763.378
213	S27°38'11"E	41.969	339665.987	851782.844
214	S07°08'35"W	13.004	339653.085	851781.227
215	S77°20'48"E	56.234	339640.787	851836.095
216 RP	N77°20'48"W	68.574	339655.786	851769.187
217	N63°57'57"E	68.574	339682.997	851837.[illegible]
218	N83°57'56"E	36.791	339686.884	851873.988
219	S01°37'47"E	24.964	339841.910	851874.676
220	S15°59'02"W	20.328	339622.368	851869.085
221	S17°29'02"W	93.666	339533.030	851842.940
222	S09°00'49"W	14.863	339518.350	851838.611
223	S65°39'06"E	11.589	339513.580	851849.151
224	S35°17'37"W	58.443	339465.879	851815.385
225 RP	N35°17'37"E	68.574	339521.848	851588.004
226	S31°32'39"W	68.574	339463.408	851819.130
227	S31°32'39"W	36.765	339432.075	851799.896
228	N53°08'46"W	6.697	339436.104	851793.923
229	N86°17'49"W	68.656	339436.538	851725.410
230	N46°11'46"W	48.688	339473.240	851690.271
231	N06°02'34"E	33.700	339506.752	851693.819
232	N18°46'19"E	55.024	339558.533	851712.432
233	N16°45'16"E	53.685	339606.939	851698.957
234	N24°38'26"W	19.574	339627.731	851688.795
235	N32°23'44"W	20.990	339645.454	851677.550
236	N16°43'55"W	7.128	339652.280	851675.498
237	S67°28'08"W	37.780	339637.803	851640.601
238 RP	N67°28'08"E	88.384	339671.871	851722.239
239	S59°16'35"W	88.384	[illegible]	851646.260
240	S59°16'35"W	55.990	339597.910	851598.129
241	S43°45'03"E	20.788	339582.894	851612.505
242	S15°19'14"E	16.958	339566.539	851616.985
243	S05°21'33"W	16.958	339549.655	851615.401
244	S21°25'28"W	20.562	339530.514	851607.861
245	S19°20'12"W	23.703	339508.149	851600.042
246	N46°03'31"W	74.510	339540.743	851533.040
247	N15°34'42"E	31.185	339570.782	851541.417
248	N79°06'13"W	24.300	339575.386	851517.555
249	N01°41'07"W	50.372	339625.736	851516.074
250 RP	N01°41'07"W	411.441	340036.599	851503.974
251	S04°14'41"W	411.441	339626.866	851473.520
252	N04°14'41"E	15.239	339641.883	851474.648
250 RP	N04°14'41"E	398.203	340038.969	851503.974
253	S01°56'54"E	398.203	339641.025	851517.443
203 TPOB	N01°56'54"W	37.416	339678.420	851516.171

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 .9999036. COORDINATES ARE IN METERS.**

STREET GRADES

	GRADE POINT	ELEV.	V.C.T.
	NE 74th TERRACE		
527.03	Feet North of the Centerline of N. Donnelly Avenue	106.02	
392.03	Feet North of the Centerline of N. Donnelly Avenue	99.92	135.00'
92.03	Feet North of the Centerline of N. Donnelly Avenue	121.01	75.00'
	Centerline of N. Donnelly Avenue	123.53	
	N. WALLACE AVENUE CUL-DE-SAC		
	Centerline of N. Wallace Avenue	125.92	
181.31	Feet West of the Centerline of N. Wallace Avenue (Center of cul-de-sac)	122.56	
	N. DONNELLY AVENUE		
100.38	Feet Southerly of the Centerline of NE 74th Terr.	121.25	
164.50	Feet Northerly of the Centerline of NE 74th Terr.	127.25	50.00'
339.50	Feet Northerly of the Centerline of NE 74th Terr.	129.00	50.00'
399.50	Feet Northerly of the Centerline of NE 74th Terr.	130.04	
	N. WALLACE AVENUE		
259.87	Feet North of the Centerline of NE 74th Ct.	148.01	
343.59	Feet South of the Centerline of NE 74th Ct.	120.28	
	NE 74th COURT		
	Centerline of N. Wallace Avenue	134.93	
275.00	Feet North of the Centerline of N. Wallace Avenue	129.21	75.00'
474.26	Feet North of the Centerline of N. Wallace Avenue (Center of cul-de-sac)	140.87	

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 Northwest corner of said Southeast Quarter, thence South 00°20'11" West along the West line of said Southeast Quarter, 1296.03 feet; thence South 89°39'49" East, 413.02 feet to a point on the Southerly line of OAKS OF NORTH BROOK - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri, said point being also the True Point of Beginning of the tract to be herein described; thence North 80°44'51" East along said Southerly line, 223.85 feet; thence North 09°01'15" East along said Southerly line, 48.75 feet; thence North 18°38'22" East along said Southerly line, 90.82 feet; thence North 27°37'32" East along said Southerly line, 158.65 feet; thence South 62°22'28" East along said Southerly line, 170.00 feet; thence North 27°37'32" East along said Southerly line, 35.00 feet; thence South 62°22'28" East along said Southerly line and the Southerly line of OAKS OF NORTH BROOK - THIRD PLAT, a subdivision of land in Kansas City, Clay County, Missouri, 162.50 feet; thence South 62°07'20" East along said Southerly line, 142.07 feet; thence South 47°28'56" East along said Southerly line, 59.10 feet; thence South 27°38'11" East along said Southerly line, 137.71 feet; thence South 07°08'35" West along said Southerly line, 42.67 feet; thence South 77°20'48" East along said Southerly line, 184.51 feet; thence Northerly along said Southerly line, on a curve to the left, having an initial tangent bearing of North 12°39'13" East, a radius of 225.00 feet, an arc distance of 73.39 feet; thence North 83°57'56" East along said Southerly line, 120.72 feet to a point on the Westerly line of said OAKS OF NORTH BROOK - THIRD PLAT; thence South 01°37'47" East along said Westerly line, 81.91 feet; thence South 15°59'02" West along said Westerly line, 66.70 feet; thence South 17°29'02" West along said Westerly line, 307.33 feet; thence South 09°00'49" West along said Westerly line, 48.77 feet; thence South 65°39'06" East along said Westerly line, 37.90 feet; thence South 35°17'37" West along said Westerly line, 191.76 feet; thence Southeasterly along said Westerly line, on a curve to the left, having an initial tangent bearing of South 54°42'23" East, a radius of 225.00 feet, an arc distance of 14.72 feet; thence South 31°32'39" West along said Westerly line, 120.63 feet; thence North 63°06'46" West, 21.97 feet; thence North 86°17'49" West, 225.27 feet; thence North 46°11'46" West, 159.75 feet; thence North 06°02'34" East, 110.58 feet; thence North 10°49'10" East, 180.54 feet; thence North 18°45'16" West, 176.15 feet; thence North 24°38'26" West, 64.23 feet; thence North 32°23'44" West, 68.87 feet; thence North 16°43'55" West, 23.39 feet; thence South 67°28'08" West, 123.96 feet; thence Southeasterly on a curve to the left, having an initial tangent bearing of South 22°31'52" East, a radius of 290.00 feet, an arc distance of 41.47 feet; thence South 59°16'35" West, 183.71 feet; thence South 43°45'03" East, 68.21 feet; thence South 15°19'14" East, 55.64 feet; thence South 05°21'33" West, 55.64 feet; thence South 21°25'28" West, 67.47 feet; thence South 19°20'12" West, 77.77 feet; thence North 64°03'31" West, 244.48 feet; thence North 15°34'42" East, 102.30 feet; thence North 79°06'13" West, 79.73 feet; thence North 01°41'07" West, 165.28 feet; thence Westerly on a curve to the right, having an initial tangent bearing of South 88°18'53" West, a radius of 1350.00 feet, an arc distance of 139.72 feet; thence North 04°14'41" East, 50.00 feet to a point on the Southerly line of OAKS OF NORTH BROOK - SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence Easterly along said Southerly line, on a curve to the left, having an initial tangent bearing of South 85°45'19" East, a radius of 1300.00 feet, an arc distance of 140.51 feet to a point on the Easterly line of said OAKS OF NORTH BROOK - SECOND PLAT; thence North 01°56'54" West along said Easterly line, 122.77 feet to the True Point of Beginning. Containing 15.73 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 - 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 future 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 requirements will be deferred to future plats of the North Brook Development.

TRACT O: Tract O (1.51 acres) is hereby reserved as Private Open space for use as a storm water detention facility and shall be maintained by the North Brook Homes Association.

IN WITNESS WHEREOF: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., licensed to do business in the State of Missouri, has caused these presents to be executed this 27th day of July, 1999.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.

Ora H. Reynolds, Vice President and General Manager of Residential Development

Attested By: Donald K. Hagan, Assistant Secretary

STATE OF MISSOURI }
COUNTY OF Clay } SS:

Be it remembered that on this 27th day of July, 1999, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Ora H. Reynolds, to me personally known, who being by me duly sworn, did say that she is Vice President and General Manager of Residential Development of HUNT MIDWEST REAL ESTATE DEVELOPMENT, 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 Ora H. Reynolds 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.

My commission expires: Jan. 23, 2002

Connie S. Thomas, Notary Public

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

CITY PLAN COMMISSION

Approved ______

Chairman - Charles F. Myers

Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved ______

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

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

990226
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. 991052 duly authenticated as passed the 5th day of August, 1999.

Mayor - Kay Barnes

City Clerk - Catherine T. Rocha

This plat and survey of **OAKS OF NORTH BROOK - FOURTH PLAT were executed by John F. Lutjen & Associates, Inc.**, 8350 N. St. Clair Avenue, Kansas City, Missouri **64151**.

I HEREBY CERTIFY: that the plat of **OAKS OF NORTH BROOK - 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.

7/27/99
Date

Signed: ______
Robert M. Brown, II RLS 2428

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers - Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4320
Fax: 816-587-1393

DATE: 7-26-99	Job No. - 95293	File Name-ONB4PLAT

http://www.ClayCoGov.com