Clay County, Missouri
Land Survey Document

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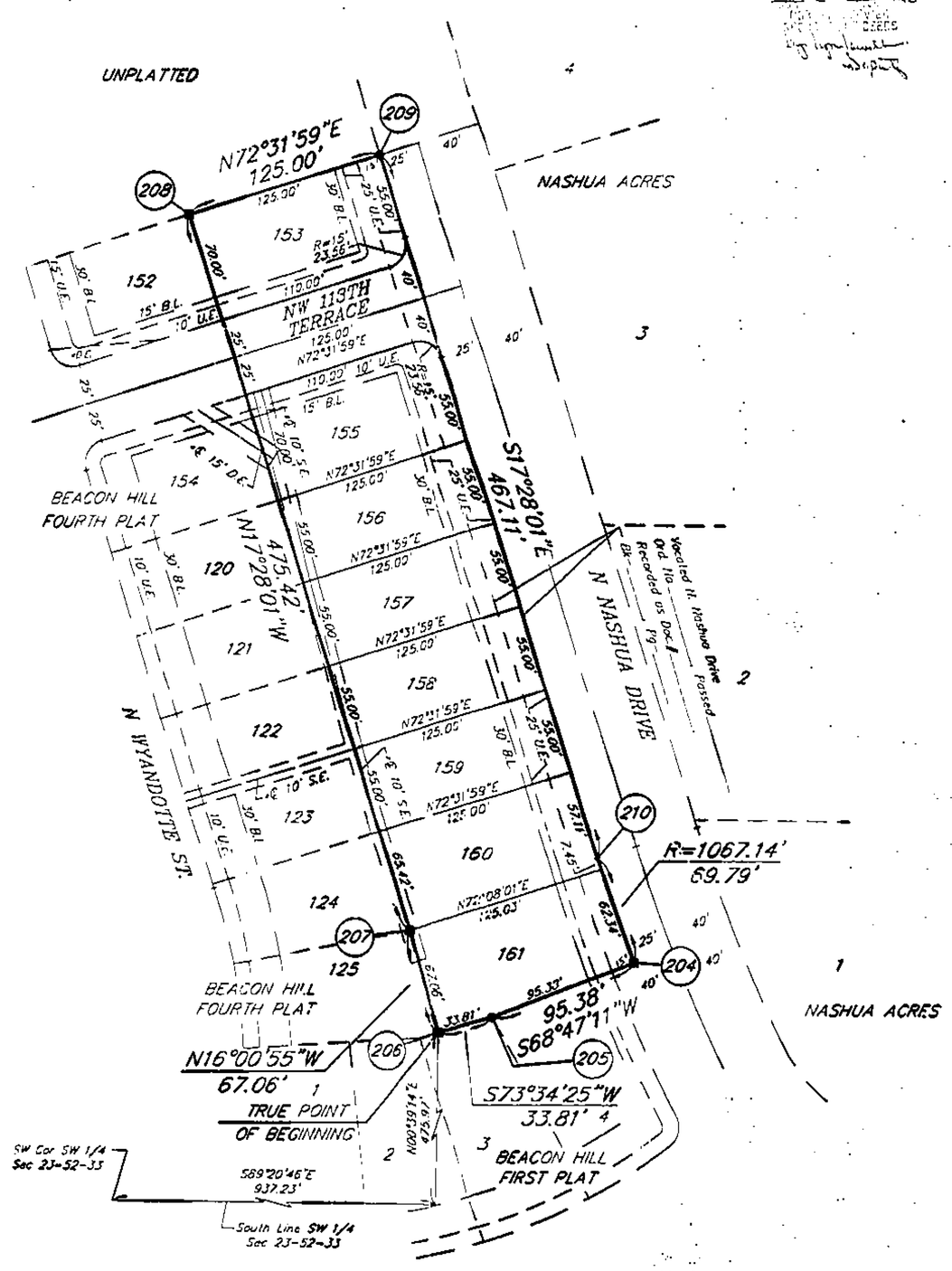
P 77301
NOV 19 1999

REPLAT OF PART OF BEACON HILL–FOURTH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 CL-09			347853.264	843489.883
201	S45°05'12"W	448.334	347536.724	843172.384
202	S45°35'19"W	136.691	347440.857	843074.526
203	N18°59'45"W	108.827	347543.757	843038.103
204	S68°47'11"W	19.810	347556.589	843020.638
205	S68°47'11"W	48.878	347526.071	842993.537
206 TPOB	S73°34'25"W	14.071	347523.157	842983.653
207	N16°00'55"W	20.438	347542.802	842978.014
208	N17°28'01"W	144.694	347681.015	842934.524
209	N72°31'59"E	38.088	347692.450	842970.864
210	S17°28'01"E	142.380	347556.654	843013.593
211 RP	N72°31'59"E	326.232	347654.273	843320.829
204	S68°47'11"W	325.232	347536.589	843020.638

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 .9998982. COORDINATES ARE IN METERS.

LEGAL DESCRIPTION:

A subdivision and replat of part of BEACON HILL - FOURTH PLAT, 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 89°20'46" East along the South line of said Southwest Quarter, 937.23 feet; thence North 2°39'14" East, 475.97 feet to a point on the South line of said BEACON HILL - FOURTH PLAT, said point being also the True Point of Beginning of the tract to be herein described; thence North 16°00'55" West, 67.06 feet; thence North 17°28'01" West, 475.42 feet to a point on the North line of said BEACON HILL - FOURTH PLAT; thence North 72°31'59" East along said North line, 125.00 feet to a point on the Westerly right-of-way line of N. Nashua Drive, as now established; 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 1067.14 feet, an arc distance of 69.79 feet; thence South 68°47'11" West along the aforementioned South line of said BEACON HILL - FOURTH PLAT and its Easterly prolongation, 95.38 feet; thence South 73°34'25" West along said South line, 33.81 feet to the True Point of Beginning. Containing 1.55 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:

REPLAT OF PART OF 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.

AVIATION AND NOISE EASEMENT: Aviation and Noise Easement was previously established by Doc. No. P32229 in Book 2952 at Page 813.

STREET GRADES: Street grades were previously established on the final plat of BEACON HILL - FOURTH PLAT, recorded January 28, 1999 in Cabinet E at Sleeve 99.

PARKLAND DEDICATION: Parkland requirements were previously fulfilled per money in lieu of parkland on BEACON HILL - FOURTH PLAT

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 13th day of October, 1999.

TRUSTY CONSTRUCTION CO., INC.

Robert D. Trusty — President

STATE OF Missouri
COUNTY OF Platte } SS:

Be it remembered that on this 13th day of October 1999, 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 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. BEACH
Notary Public - State of Missouri
Commissioned in Platte County
My Commission Expires June 16, 2001

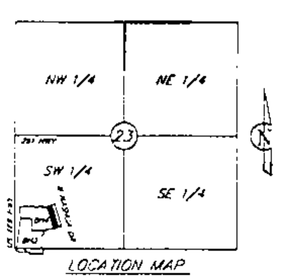
My Commission Expires: _____

CITY PLAN COMMISSION
Approved NOV 04 1999
Chairman - Charles F. Myers
Asst. Secretary - Virginia Walsh

PUBLIC WORKS
Approved _____
City Engineer - Stanley J. Harris, P.E.
Director - George E. Wolf, Jr., P.E.
99/1001
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 990925 duly authenticated as passed this 4 day of November 1999
Mayor - Kay Barnes
City Clerk - Catherine T. Rocha

INSTRUMENT NO. _____
Filed for record this _____ day of _____
19____ at _____ o'clock ____ M. and recorded
in Book _____ on Page _____
_____ Recorder of Deeds



LOCATION MAP
Sec. 23, Twp. 52 N., Rge. 33 W.
(N.T.S.)

LEGEND

- ● – PIN, 5/8" Bar
- ■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
- U.E. – Utility Easement
- B.L. – Building Line
- D.E. – Storm Drainage Easement
- S.E. – Sanitary Sewer Easement
- * – Denotes easements established by recorded BEACON HILL FOURTH PLAT in Cabinet E, Sleeve 99

SCALE
0' 50' 100'
1" = 50'

This plat and survey of **REPLAT OF PART OF BEACON HILL - FOURTH PLAT** were executed by John F. Tuljen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of **REPLAT OF PART 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 plotting of subdivisions to the best of my professional knowledge and belief.

10-12-99
Date

Signed: W. James Schowe
W. James Schowe RLS #1585

Plat Cabinet E
1/27/99 cr

John F. Tuljen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave
Kansas City, Missouri 64151
Phone: 816-587-4320
Fax: 816-587-1290

DATE: 10-1-99 | JOB No. – 97207 | File Name – BHHNEW1