Clay County, Missouri
Land Survey Document

OAKS OF NORTH BROOK– FIFTH 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			340079.756	851669.837
201 TP-1	S88°44'03"E	220.136	340074.893	851789.920
201 NE cor SE 1/4	S88°04'37"E	408.710	340061.178	852198.400
203	N89°04'41"W	92.776	340062.671	852105.636
204 TPOB	S00°55'19"W	12.191	340050.481	852105.439
205	S21°31'44"W	73.066	339982.513	852078.826
206 RP	S21°31'42"W	68.574	339913.723	852053.482
207	N29°40'24"E	68.574	339978.304	852087.410
208	S29°40'24"W	36.573	339946.528	852089.304
209	S48°13'24"E	13.420	339937.587	852079.312
210	S11°45'04"E	29.177	339909.021	852085.254
211	S01°16'40"W	79.049	339829.992	852083.408
212	S83°21'08"W	46.124	339824.652	852037.675
213	S86°06'24"W	24.671	339822.964	852012.861
214	S07°29'33"E	4.109	339818.890	852013.397
215	S63°41'43"W	45.859	339798.567	851972.287
216	N26°18'17"W	0.758	339799.247	851971.951
217	S63°41'43"W	51.811	339776.287	851925.505
218	N26°18'17"W	3.048	339779.019	851924.155
219	S63°41'43"W	88.384	339739.852	851844.823
220	N26°18'17"W	21.334	339758.977	851835.469
221	N34°10'10"W	21.873	339777.074	851823.184
222	N62°22'28"W	82.012	339815.102	851750.522
223	N19°50'48"E	76.556	339887.112	851776.513
224	N19°09'05"E	26.740	339912.372	851785.256
225	N00°55'20"E	42.668	339955.034	851785.973
226	S89°04'40"E	36.573	339954.445	851822.540
227	S00°55'20"W	10.667	339943.780	851822.369
228	S89°04'40"E	51.811	339942.946	851874.173
229	N00°55'20"E	62.478	340005.416	851875.179
230	N89°04'40"W	42.938	340006.108	851832.107
231	N00°55'20"E	48.765	340054.866	851832.981
204 TPOB	S89°04'41"E	272.493	3400503481	852105.439

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 75TH TERRACE		
479.28	Feet West of the Centerline of N. McKinley Court	138.99	--------
314.16	Feet West of the Centerline of N. McKinley Court	129.08	25.00'
39.16	Feet West of the Centerline of N. McKinley Court	121.38	250.00'
210.84	Feet East of the Centerline of N. McKinley Court	124.24	--------
	N. McKINLEY AVENUE		
	South line of Plat	143.05	--------
94.12	Feet North of the South line of Plat	141.09	75.00'
248.70	Feet North of the South line of Plat	129.81	75.00'
369.79	Feet North of the South line of Plat (Center of Cul-de-sac)	126.60	--------
	N. BOOTH AVENUE		
317.57	Feet South of the Centerline of N. Booth Cul-de-sac	147.02	--------
182.57	Feet South of the Centerline of N. Booth Cul-de-sac	152.62	100.00'
325.05	Feet North of the Centerline of N. Booth Cul-de-sac (Northerly line of Plat)	147.56	--------
	N. BOOTH AVENUE CUL-DE-SAC		
	Centerline of N. Booth Avenue	150.80	--------
39.00	Feet West of the Centerline of N. Booth Avenue	149.99	25.00'
76.77	Feet West of the Centerline of N. Booth Avenue (Center of Cul-de-sac)	150.80	--------
	N. McKINLEY COURT		
	Centerline of NE 75th Terrace	123.58	--------
100.00	Feet South of the Centerline of NE 75th Terrace	121.50	50.00'
275.00	Feet South of the Centerline of NE 75th Terrace	124.41	50.00'
394.60	Feet South of the Centerline of NE 75th Terrace (Centerline of Cul-de-sac)	133.98	--------

NE 76TH STREET

Street grades for NE 76th Street were previously established on OAKS OF NORTH BROOK – FIRST PLAT by Ordinance No. 961109 on September 5, 1996.

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 Northeast corner of said Southeast Quarter; thence North 89°04'41" West, along the North line of said Southeast Quarter, 304.41 feet; thence South 00°55'19" West, 40.00 feet to the True Point of Beginning of the tract to be herein described, said point being also a point on the South right-of-way line of N.E. 76th Street, as now established; thence South 21°31'44" West, along the West line of MEADOWS OF NORTH BROOK - FOURTH PLAT, a subdivision of land in Kansas City, Clay County, Missouri, 239.74 feet to a point on the Southerly right-of-way line of N.E. 75th Terrace, as now established; thence Easterly, along said Southerly line, on a curve to the right, having an initial tangent bearing of South 68°28'18" East, a radius of 225.00 feet, an arc distance of 31.99 feet; thence South 29°40'24" West, along the aforementioned West line, 120.00 feet; thence South 48°13'24" East, along said West line, 44.03 feet; thence South 11°45'04" East, along said West line, 95.73 feet; thence South 01°16'49" West, along said West line, 259.37 feet to a point on the North line of MEADOWS OF NORTH BROOK - THIRD PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 83°21'08" West, along said North line, 151.34 feet; thence South 86°06'24" West, along said North line, 81.60 feet; thence South 07°29'33" East, along said North line, 13.48 feet to a point on the Northerly line of MEADOWS OF NORTH BROOK - SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 63°41'43" West, along said Northerly line, 150.47 feet to a point on the Easterly right-of-way line of N. McKinley Avenue, as now established; thence North 26°18'17" West, along said Easterly line, 2.49 feet; thence South 63°41'43" West, along the aforementioned Northerly line, 170.00 feet to a point on the Easterly line of OAKS OF NORTH BROOK - THIRD PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 26°18'17" West, along said Easterly line, 10.00 feet; thence South 63°41'43" West, along the Northerly line of said OAKS OF NORTH BROOK - THIRD PLAT, 290.00 feet; thence North 26°18'17" West, along said Northerly line, 70.00 feet; thence North 34°10'10" West, along said Northerly line, 71.77 feet; thence North 62°22'28" West, along said Northerly line, 269.09 feet to a point on the Easterly line of OAKS OF NORTH BROOK - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 19°50'48" East, along said Easterly line, 251.19 feet; thence North 19°09'05" East, along said Easterly line, 87.74 feet; thence North 00°55'20" East, along said Easterly line, 140.00 feet; thence South 89°04'40" East, along said Easterly line, 120.00 feet to a point on the West right-of-way line of N. Booth Avenue, as now established; thence South 00°55'20" West, along said West line, 35.00 feet; thence South 89°04'40" East, along the aforementioned Easterly line, 170.00 feet; thence North 00°56'20" East, along said Easterly line, 205.00 feet to a point on the North right-of-way line of said N.E. 75th Terrace; thence North 89°04'40" West, along said North line, 141.05 feet; thence North 00°55'20" East, along the aforementioned Easterly line, 160.00 feet to a point on the South line of said N.E. 76th Street; thence South 89°04'41" East, along said South line, 894.09 feet to the True Point of Beginning. Containing 18.13 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 - FIFTH 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: Parkland requirements will be deferred to future plats of the North Brook Development.

NOTE: No direct vehicular access shall be made from Lots 240 through 251, inclusive, to NE 76th Street.

IN WITNESS WHEREOF: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 14th day of June, 2000.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

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 14th day of June, 2000, 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., a Missouri Corporation, and that she executed the same on behalf of said corporation under and with the authority of its Board of Directors and she acknowledged that she executed the same as 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: 1-22-02

Connie S. Thomas, Notary Public

CONNIE S THOMAS, NOTARY PUBLIC STATE OF MISSOURI, RAY COUNTY, MY COMMISSION EXP. JAN. 22,2002

CITY PLAN COMMISSION

Approved MAY 04 1999

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.

000128
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. 000512 *duly authenticated as passed this* 24 *day of* June*,* 2000.

Mayor - Kay Barnes

City Clerk - Catherine T. Rocha

This plat and survey of **OAKS OF NORTH BROOK - FIFTH 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 - FIFTH 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.

6-12-00
Date

Signed: W. James Schowe, RLS #1989

PC-E
8/30/00 CP

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: 6-5-00	Job No.- 99092	File Name- ONB5PLAT

http://www.ClayCoGov.com