Clay County, Missouri
Land Survey Document

ESTATES OF NORTH BROOK– SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
			340379.758	851569.837
200 CL-15			340074.146	851392.614
201 NE Cor SW 1/4	S66°11'13W	177.312	339275.750	851387.928
202 SE Cor SW 1/4	S00°00'11W	768.400	339277.687	851292.256
203 TPOB	N86°51'28"W	95.658	339281.504	851099.817
204	N86°51'28"W	162.461	339332.145	851056.610
205	N14°37'03"W	52.035	339412.279	851108.287
206	N15°49'05"E	83.281	339439.758	851099.937
207	N16°45'05"W	28.083	339510.495	851091.292
208	N06°59'18"W	71.225	339543.256	851144.709
209	N58°28'33"E	82.662	339623.922	851258.583
210	N54°41'19"E	139.552	339633.888	851279.535
211	N84°33'42"E	23.001	339633.149	851308.484
212	S88°32'21"E	28.658	339623.902	851330.575
213	S67°17'03"E	23.948	339549.846	851351.947
214	S16°03'24"E	77.270	339520.979	851277.020
215	S85°03'41"W	80.215	339519.088	851273.032
216	S64°46'38"W	4.419	339481.576	851289.081
217	S23°06'31"E	40.538	339614.678	851232.147
218 RP	N23°06'31"W	144.768	339484.149	851294.755
219	S25°37'28"E	51.811	339437.434	851317.161
220	S12°28'50"W	22.104	339415.852	851312.394
221	S02°45'45"E	50.221	339365.889	851314.805
222	N88°48'15"W	7.854	339365.854	851306.942
223	S01°11'45"W	51.811	339314.054	851305.891
224	N88°48'15"W	12.839	339314.322	851293.025
225	S01°11'45"W	38.662	339277.687	851292.259
203 TPOB				

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 0.9999036. COORDINATES ARE IN METERS.

STREET GRADES

	GRADE POINT	ELEV.	V.C.T.
	NE 74TH STREET/N. POTTER AVENUE		
269.53	Feet East of the Centerline of N. Tullis Avenue (Center of Cul-de-sac)	131.94	———
39.00	Feet East of the Centerline of N. Tullis Avenue Centerline of N. Tullis Avenue	129.63 130.44	25.00' ———
39.00	Feet West of the Centerline of N. Tullis Avenue	129.63	25.00'
330.47	Feet West of the Centerline of N. Tullis Avenue	117.97	———
	N. POTTER AVENUE CUL-DE-SAC (North)		
	Centerline of N. Potter Avenue	120.41	———
39.00	Feet Northwesterly of the Centerline of N. potter Avenue	119.60	25.00'
54.22	Feet Northwesterly of the Centerline of N. Potter Avenue (Center of Cul-de-sac)	118.59	———
	N. POTTER AVENUE/NE 72ND TERRACE		
582.62	Feet Northwesterly of the Centerline of N. Brookside Road	117.97	———
455.92	Feet Northwesterly of the Centerline of N. Brookside Road	113.69	50.00'
42.08	Feet Easterly of the Centerline of N. Brookside Road	118.69	50.00'
312.08	Feet Easterly of the Centerline of N. Brookside Road	134.89	100.00'
412.08	Feet Easterly of the Centerline of N. Brookside Road	133.89	———
	N. POTTER AVENUE CUL-DE-SAC (South)		
	Centerline of N. Potter Avenue	115.89	———
39.00	Feet Westerly of the Centerline of N. Potter Avenue	115.08	25.00'
125.14	Feet Westerly of the Centerline of N. Potter Avenue (Centerline of Cul-de-sac)	111.63	———
	N. TULLIS AVENUE		
	Centerline of NW 72ND Terrace	123.01	———
64.00	Feet North of the Centerline of NE 72ND Terrace	121.68	50.00'
425.00	Feet North of the Centerline of NE 72ND Terrace	144.23	250.00'
850.00	Feet North of the Centerline of NE 72ND Terrace	126.23	120.00'
970.00	Feet North of the Centerline of NE 72ND Terrace	129.73	———
	NE 73RD TERRACE		
	Centerline of N. Tullis Avenue	137.91	———
39.00	Feet Easterly of the Centerline of N. Tullis Avenue	137.10	25.00'
146.95	Feet Easterly of the Centerline of N. Tullis Avenue	135.82	———
	N. BROOKSIDE ROAD		
	Centerline of NE 72ND Terrace	118.26	———
39.00	Feet South of the Centerline of NE 72ND Terrace	117.47	25.00'
130.00	Feet South of the Centerline of NE 72ND Terrace (Begin pavement)	118.36	———

LEGAL DESCRIPTION:

A subdivision of land in the Southwest Quarter of Section 15, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 86°51'28" West, along the South line of said Southwest Quarter, 313.97 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 86°51'28" West, along said South line, 631.56 feet to the Southeast corner of Tract G, NORTH BROOK FOURTH PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 14°37'03" West, along the Easterly line of said Tract G, 171.72 feet; thence North 15°49'05" East, along said Easterly line, 273.28 feet; thence North 18°46'08" West, along said Easterly line, 95.30 feet; thence North 06°58'18" West, along said Easterly line, 233.70 feet to the Southwest corner of ESTATES OF NORTH BROOK- FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 58°28'33" East, along the Southerly line of said ESTATES OF NORTH BROOK – FIRST PLAT, 205.60 feet; thence North 54°41'19" East, along said Southerly line, 457.39 feet; thence North 84°33'42" East, along said Southerly line, 76.13 feet; thence South 88°32'21" East, along said Southerly line, 95.02 feet; thence South 67°17'03" East, along said Southerly line, 78.58 feet to the Northwesterly corner of Tract L, TRAILS OF NORTH BROOK DETENTION PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 16°03'24" East, along the Westerly line of said Tract L, 253.54 feet; thence South 69°03'41" West, 283.20 feet; thence South 64°46'38" West, 14.50 feet; thence South 23°06'31" East, 133.90 feet; thence Northeasterly on a curve to the left, having an initial tangent bearing of North 66°50'29" East, a radius of 475.00 feet, an arc distance of 22.44 feet; thence South 25°37'28" East, 170.00 feet; thence South 12°28'50" West, 72.53 feet; thence South 02°45'45" East, 164.78 feet; thence North 88°48'15" West, 25.80 feet; thence South 01°11'45" West, 170.00 feet; thence North 88°48'15" West, 42.13 feet; thence South 01°11'45" West, 123.29 feet to the True Point of Beginning. Containing 16.15 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:

ESTATES OF NORTH BROOK - SECOND 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.

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 22 day of June 2000.

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 22nd 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, 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

Cousie S. Thomas
Notary Public

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

000139
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 Number _____ duly authenticated as passed this _____ day of _____, 2000.

Mayor - Kay Barnes

City Clerk - Catherine T. Roche

This plat and survey of **ESTATES OF NORTH BROOK - SECOND 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 **ESTATES OF NORTH BROOK - SECOND 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.

PC-E
8/30/00 CS

6-20-00
Date

Signed: _____
W. Jamie Schowe, PLS #1989

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers - Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4200
Fax: 816-587-1393

DATE: 6-16-00 | Job No.- 99228 | File Name- ENB2PLAT

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