Clay County, Missouri
Land Survey Document

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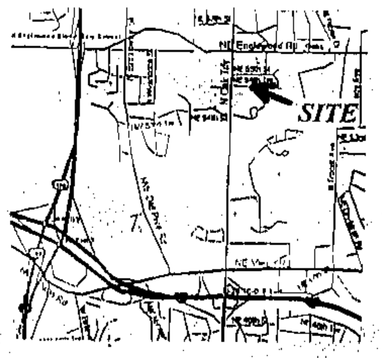
Cab E Slv 185
By Mindy Pastrage
Deputy

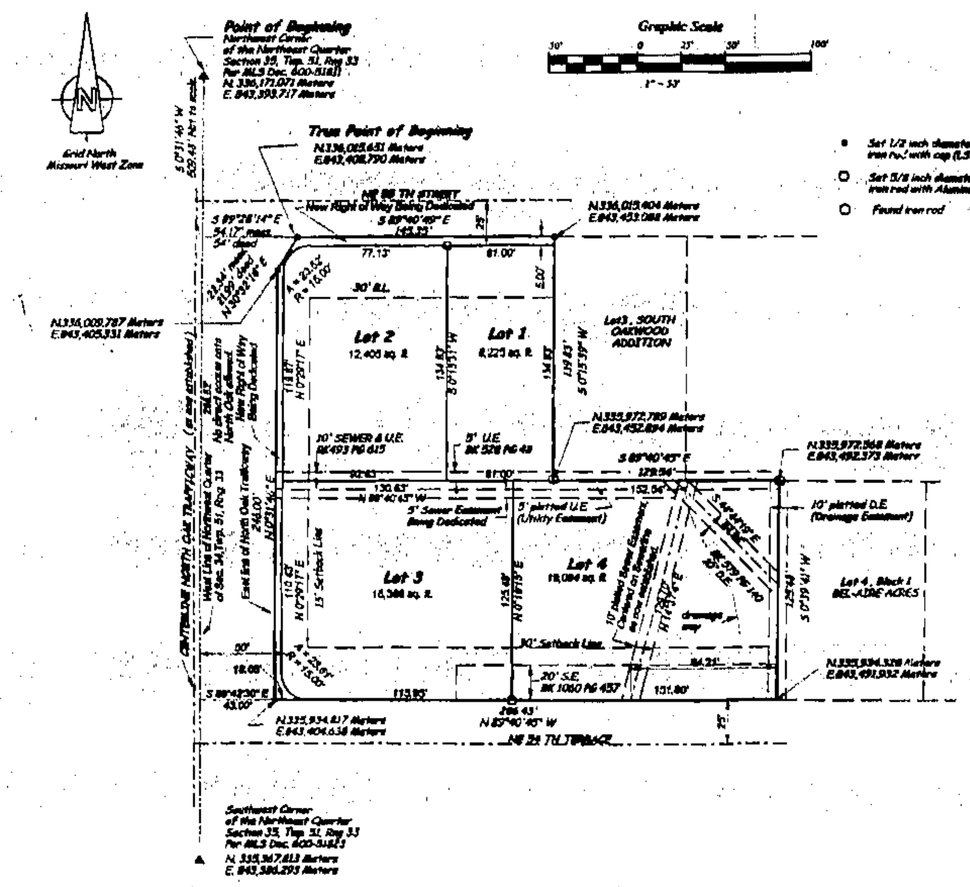
Q66142
AUG 27 2001

HOMES AT BURR OAKS

A Replat of Lots 1 and 2, SOUTH OAKWOOD ADDITION and Lots 1, 2, and 3 Block 1, BEL-AIRE ACRES in the Northeast Quarter of Section 35, Township 51, Range 33 West, Kansas City, Clay County, Missouri



VICINITY MAP



NOTE.

Clay County Title Company File No. 01-64493R is the basis for record title and easements shown on this survey.

City Ordinance No. 000400 passed March 2000 released the Utility Easement, along the line common to Lots 1 and 2, Block 1 BEL-AIRE ACRES.

State Plane Coordinates and bearing system are based on Missouri Land Survey Documents 600-31023 and 600-51811 as established by Kansas City Public Works Department. The grid factor equals 0.999895.

Monuments of interior lot corners are to be established after acceptance of this plat.

STREET GRADES
Grade Established is Top of Curb

Grade Point	Elevation	V.C.T.
NORTH OAK TRAFFICWAY		
45+00 centerline NE. 54th Street Terrace	243.46	———
47+00	256.22	100
48+10	258.48	———
N.E. 54TH STREET TERRACE		
0+00 centerline North Oak Trafficway	243.46	———
0+58.54	242.36	15
4+00	218.73	180
5+80	231.19	———
N.E. 55th STREET		
0+00 centerline North Oak Trafficway	256.48	———
0+35.59	257.64	———
0+58.69	257	15
1+15	248.51	10
2+50	232.74	125
3+75	245.49	———

PREPARED FOR:
ROBERT BROMBERG
515 NE 55TH STREET
KANSAS CITY, MO 64118-4672

(816) 513-2607

Date: Version # 2.2, June 23, 2001

PREPARED BY:
GKC SURVEYS
10007-A E. 66TH TERR.
RAYTOWN, MO 64133

Phone (816) 353-4030

This is to certify that this survey was executed by me or under my direct personal supervision, and is in accordance with the current Missouri Minimum Standards for Property Boundary Surveys, to the best of my professional knowledge and belief.

June 26, 2001 Kenneth B. Swindell
Date Kenneth B. Swindell LS 2072

DESCRIPTION
Lots 1 and 2, SOUTH OAKWOOD ADDITION and Lots 1, 2 and 3, Block 1, BEL-AIRE ACRES, subdivisions in Kansas City, Clay County, Missouri, except that part in North Oak Trafficway, being more particularly described as follows: Beginning at the Northwest Corner of the Northeast Quarter of Section 35, Township 51, Range 33 West;
thence South 0 degrees, 31 minutes, 46 seconds West along west line of said Northeast Quarter 509.48 feet;
thence South 89 degrees, 28 minutes, 14 seconds East, 54.17 feet measured, 54 feet deed, to a point on the north line of said Lot 1, SOUTH OAKWOOD ADDITION, said point being the true point of beginning;
thence South 89 degrees, 40 minutes, 49 seconds East, 145.35 feet to the northwest corner of Lot 3, SOUTH OAKWOOD ADDITION;
thence South 0 degrees, 15 minutes, 39 seconds West, 139.83 feet to the southwest corner of Lot 3, SOUTH OAKWOOD ADDITION;
thence South 89 degrees, 40 minutes, 45 seconds East, 129.54 feet to the northwest corner of Lot 4, Block 1, BEL-AIRE ACRES;
thence South 0 degrees, 39 minutes, 41 seconds West, 125.48 fe. to the south. : corner of Lot 4, Block 1, BEL-AIRE ACRES;
thence North 89 degrees, 40 minutes, 45 seconds West, 286.43 feet to a point on the south line of said Lot 1, Block 1, BEL-AIRE ACRES and the east line of North Oak Trafficway, 43 feet from the west line of said Northeast Quarter;
thence North 0 degrees, 31 minutes, 46 seconds East parallel with said west line, 246 feet;
thence North 30 degrees, 32 minutes, 18 seconds East, 22.34 feet measured, 21.99 feet deed, to the true point of beginning.
Containing 57,783 Square Feet.

DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat which subdivision and plat shall hereafter be known as "HOMES AT BURR OAKS".

EASEMENT DEDICATION: An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating and maintaining surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformer, service pedestals, any of them upon, over, under and along the strips of land designated utility easement (U/E). Where other easements are designed for a particular purpose, the use thereof shall be limited to that purpose only. All 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 above stated utilities or the appurtenances thereof 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.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street right-of-way line.

STREET DEDICATION: All streets and avenues outlined on this plat not heretofore dedicated to public use are hereby so dedicated.

PARKLANDS: The developer agrees to pay the City of Kansas City, Missouri a fee in the amount of $1,491.24 in lieu of parkland dedication as provided for in Sec. 66-128 Code of Ordinances as amended. Payment shall be made prior to the recording of said plat in Clay County.

In testimony whereof I have hereunto set my hand this 27th day of June, 2001.

Robert J. Bromberg
Robert J. Bromberg

STATE OF MISSOURI)
SS
COUNTY OF CLAY)

On this 27 day of June, 2001, before me the undersigned notary public, personally appeared Robert J. Bromberg, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

In witness whereof, I have hereunto set my hand and affixed my notary seal at my office in said county and state last above written.

Dec 28 2005 — My Commission Expires
Frankie McCaine — Notary Public in and for Clay County, Missouri. — Frankie McCaine — Notary Name Printed

In testimony whereof I have hereunto set my hand this 27 day of June, 2001.

Judith A. Bromberg
Judith A. Bromberg, a single person.

STATE OF MISSOURI)
SS
COUNTY OF CLAY)

On this 27 day of June, 2001, before me the undersigned notary public, personally appeared Judith A. Bromberg, a single person, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

In witness whereof, I have hereunto set my hand and affixed my notary seal at my office in said county and state last above written.

1-28-05 — My Commission Expires
Frankie McCaine — Notary Public in and for Clay County, Missouri. — Frankie McCaine — Notary Name Printed

This is to certify that the within plat of HOMES AT BURR OAKS was submitted to and duly approved by the Mayor and City of Kansas City, Missouri this 19 day of July, 2001, by Ordinance No. 011005

Kay Barnes — Mayor - Kay Barnes
Catherine T. Rocha, CITY CLERK — City Clerk - Catherine T. Rocha

CITY PLAN COMMISSION
Charles F. Myers — Chairman - Charles F. Myers

DATE APPROVED
Virginia L. Walsh — Assistant Secretary - Virginia L. Walsh

PUBLIC WORKS
George E. Wood, P.E. — Director - George E. Wood, P.E.

DATE APPROVED
City Engineer - Stanley J. Harris, PE

Cab E 10/3/01 Dm

http://www.ClayCoGov.com