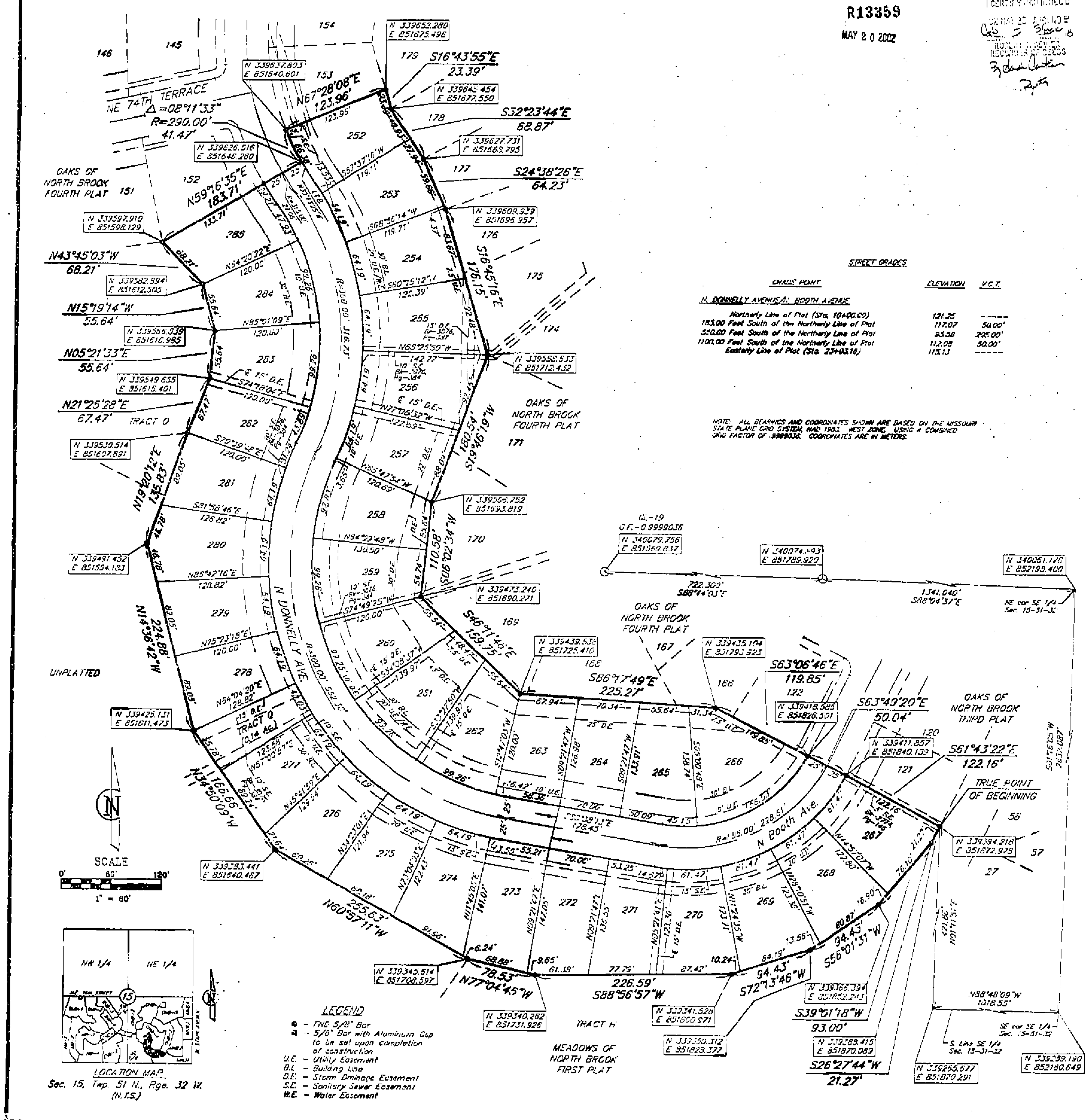
Clay County, Missouri
Land Survey Document

OAKS OF NORTH BROOK— SIXTH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

R13359

MAY 20 2002



STREET GRADES

GRADE POINT	ELEVATION	V.C.T.
N. DONNELLY AVENUE/N. BOOTH AVENUE		
Northerly Line of Plat (Sta. 10+00.00)	121.25	-----
185.00 Feet South of the Northerly Line of Plat	117.07	50.00'
550.00 Feet South of the Northerly Line of Plat	93.58	200.00'
1100.00 Feet South of the Northerly Line of Plat	112.08	50.00'
Easterly Line of Plat (Sta. 23+03.16)	113.13	-----

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.

LEGEND

- ● – FND 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
- W.E. – Water Easement

LOCATION MAP
Sec. 15, Twp. 51 N., Rge. 32 W. (N.T.S.)

SCALE 1" = 60'

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 Southeast corner of said Southeast Quarter; thence North 88°48'09" West along the South line of said Southeast Quarter, 1018.55 feet; thence North 01°11'51" East, 421.86 feet to a point on the Northeasterly line of MEADOWS OF NORTH BROOK – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, said point being also the True Point of Beginning of the tract to be herein described; thence South 26°27'44" West along said Northwesterly line, 21.27 feet; thence South 39°01'18" West along said Northwesterly line, 93.00 feet; thence South 56°01'31" West along said Northwesterly line, 94.43 feet; thence South 72°13'46" West along said Northwesterly line, 94.43 feet; thence South 88°56'57" West along said Northwesterly line, 226.59 feet; thence North 77°04'45" West along said Northwesterly line, 78.53 feet; thence North 60°57'11" West, 255.63 feet; thence North 34°50'09" West, 166.66 feet; thence North 14°36'42" West, 224.88 feet; thence North 19°20'12" East along the Southerly line of OAKS OF NORTH BROOK – FOURTH PLAT, a subdivision in Kansas City, Clay County, Missouri and its Southwesterly prolongation, 135.83 feet; thence North 21°25'28" East along said Southerly line, 67.47 feet; thence North 05°21'33" East along said Southerly line, 55.64 feet; thence North 15°19'14" West along said Southerly line, 55.64 feet; thence North 43°45'03" West along said Southerly line, 68.21 feet; thence North 59°16'35" East along said Southerly line, 183.71 feet; thence Northerly along said Southerly line, on a curve to the right, having an initial tangent bearing of North 30°43'25" West, a radius of 290.00 feet, a central angle of 08°11'33", an arc distance of 41.47 feet; thence North 67°28'08" East along said Southerly line, 123.96 feet; thence South 16°43'55" East along said Southerly line, 23.39 feet; thence South 32°23'44" East along said Southerly line, 68.87 feet; thence South 24°38'26" East along said Southerly line, 64.23 feet; thence South 16°45'16" East along said Southerly line, 176.15 feet; thence South 19°46'19" West along said Southerly line, 180.54 feet; thence South 06°02'34" West along said Southerly line, 110.58 feet; thence South 46°11'40" East along said Southerly line, 159.75 feet; thence South 86°17'49" East along said Southerly line, 225.27 feet; thence South 63°06'46" East along said Southerly line and along the Southerly line of OAKS OF NORTH BROOK – THIRD PLAT, a subdivision in Kansas City, Clay County, Missouri, 119.85 feet; thence South 63°49'20" East along said Southerly line, 50.04 feet; thence South 61°43'22" East along said Southerly line, 122.16 feet to the True Point of Beginning. Containing 9.17 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 – SIXTH 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.), provided that the easement granted herein is subject to any and all existing easements. 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 appurtenance 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: Private open space is hereby reserved as Tract O (3.14 Ac.) at the election of the Developer for thirty-four (34) single-family units, pursuant to Section 66.128, Code of Ordinances, as amended, and shall be maintained by the North Brook Homes Association as described in the Extension of Restrictions recorded with this plat.

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 [illegible] day of [illegible], 20[illegible].

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 — Asst. Secretary

STATE OF MISSOURI }
COUNTY OF CLAY } SS:

Be it remembered that on this 15th day of April, 2002, 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: 11/1/05

Notary Public

DONNA K. WILLIS
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. NOV. 1, 2005

CITY PLAN COMMISSION

Approved Nov 20, 2001

Chairman
Charles F. Myers

Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

City Engineer
Stanley J. Harris, P.E.

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

Entry Number 020097

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. [illegible] duly authenticated as passed this [illegible] day of April, 2002.

City Clerk
Catherine T. Rocha

This plat and survey of OAKS OF NORTH BROOK – SIXTH 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 – SIXTH 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.

4-11-02
Date

Signed: K. James Schore, PLS #1303

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: 4-5-02 | Job No.–00335 | File Name–ON86PLAT

http://www.ClayCoGov.com