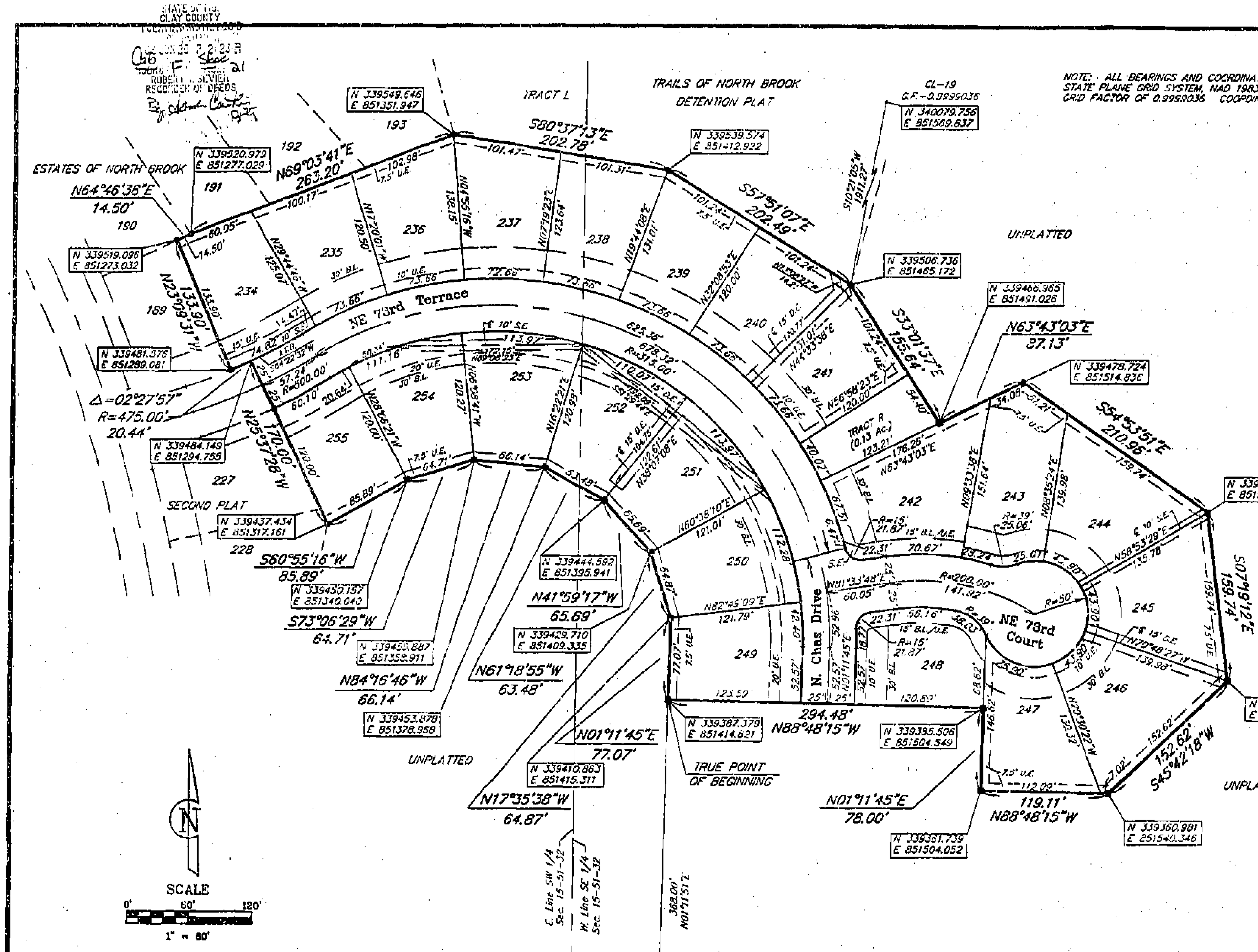
R19161

JUN 2 0 2002

ESTATES OF NORTH BROOK–THIRD PLAT

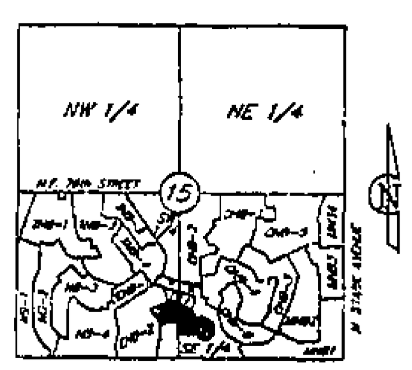
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

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.



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.)

LEGAL DESCRIPTION:

A subdivision of land in the Southeast Quarter and Southwest Quarter of Section 15, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence South 88°48'09" East along the South line of said Southeast Quarter, 80.57 feet; thence North 01°11'51" East, 368.00 feet to the True Point of Beginning of the tract to be herein described; thence North 01°11'45" East, 77.07 feet; thence North 17°35'38" West, 64.87 feet; thence North 41°59'17" West, 65.69 feet; thence North 61°18'55" West, 63.48 feet; thence North 84°16'46" West, 66.14 feet; thence South 73°06'29" West, 64.71 feet; thence South 60°55'16" West, 85.89 feet to a point on the Easterly line of ESTATES OF NORTH BROOK – SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri; thence North 25°37'28" West along said Easterly line, 170.00 feet; thence Westerly along said Easterly line, on a curve to the right, having an initial tangent bearing of South 64°22'32" West, a radius of 475.00 feet, a central angle of 02°27'57", an arc distance of 20.44 feet; thence North 23°09'31" West along said Easterly line, 133.90 feet; thence North 64°46'38" East along said Easterly line, 14.50 feet; thence North 69°03'41" East along said Easterly line, 263.20 feet to the Southwest corner of Tract L, TRAILS OF NORTH BROOK DETENTION PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 80°37'13" East along the South line of said Tract L, 202.78 feet; thence South 57°51'07" East along said South line, 202.49 feet; thence South 33°01'37" East, 155.64 feet; thence North 63°43'03" East, 87.13 feet; thence South 54°53'51" East, 210.96 feet; thence South 07°19'12" East, 159.74 feet; thence South 45°42'18" West, 152.62 feet; thence North 88°48'15" West, 119.11 feet; thence North 01°11'45" East, 78.00 feet; thence North 88°48'15" West, 294.48 feet to the True Point of Beginning. Containing 7.04 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 – THIRD 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 R (0.13 acres) at the election of the Developer for Twenty-two (22) 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 19th day of April, 2002.

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, Secretary

STATE OF MISSOURI }
COUNTY OF CLAY } SS.

Be it remembered that on this 19th 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

CITY PLAN COMMISSION
Approved Dec. 4, 2001
Chairman Charles F. Myers
Asst. Secretary Virginia L. Walsh

PUBLIC WORKS
City Engineer Stanley G. Harris, P.E.
Director George E. Wolf, Jr., P.E.
Entry Number 020102

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. 020436 duly authenticated as passed, this 23 day of May, 2002.
Mayor
City Clerk Catherine T. Rocha

STREET GRADES

GRADE POINT	ELEVATION	V.C.T.
NE 73RD TERRACE–N CHAS DRIVE		
Centerline of N. Tullis Ave.	137.91	-----
39.00 Feet Easterly of the Centerline of N. Tullis Ave.	137.10	25.00'
375.00 Feet Easterly of the Centerline of N. Tullis Ave.	133.11	100.00'
612.50 Feet Easterly of the Centerline of N. Tullis Ave.	115.96	92.50'
800.00 Feet Easterly of the Centerline of N. Tullis Ave.	125.01	50.00'
935.07 Feet Easterly of the Centerline of N. Tullis Ave.	127.08	-----
NE 73RD COURT		
Centerline of N. Chas Dr.	125.37	-----
44.00 Feet Easterly of the Centerline of N. Chas Dr.	124.46	30.00'
200.00 Feet Easterly of the Centerline of N. Chas Dr.	115.10	25.00'
225.00 Feet Easterly of the Centerline of N. Chas Dr.	114.10	-----

This plat and survey of ESTATES OF NORTH BROOK – THIRD PLAT were executed by John F. Luljen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY, that the plat of ESTATES OF NORTH BROOK – THIRD 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.

4-17-02
Date

Signed
W. James Sclowe, PLS #1589

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

DATE: 4-17-02 | Job No.-00312 | File Name- ENRSPL-1

Clay County, Missouri Land Survey Document
http://www.ClayCoGov.com