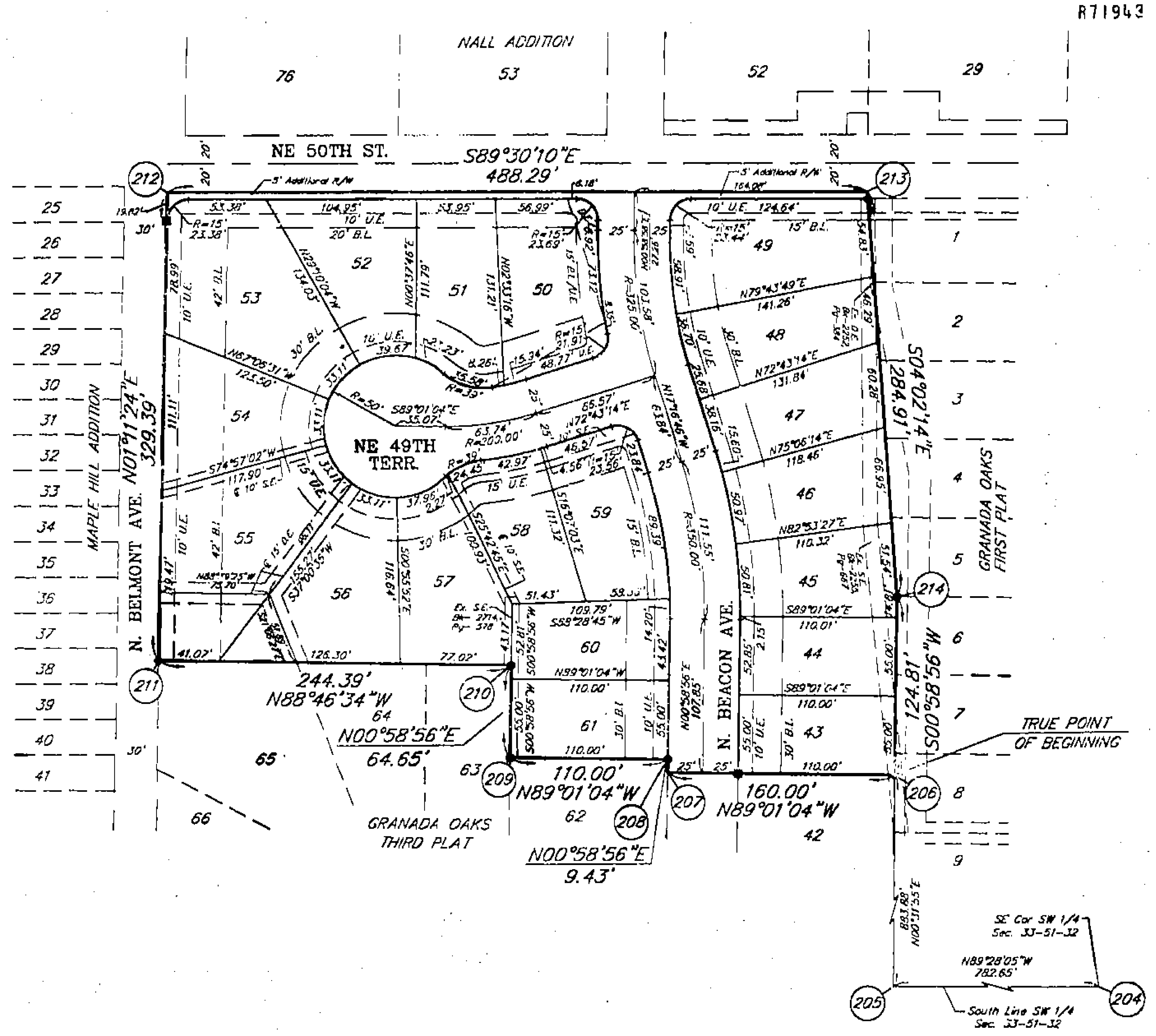
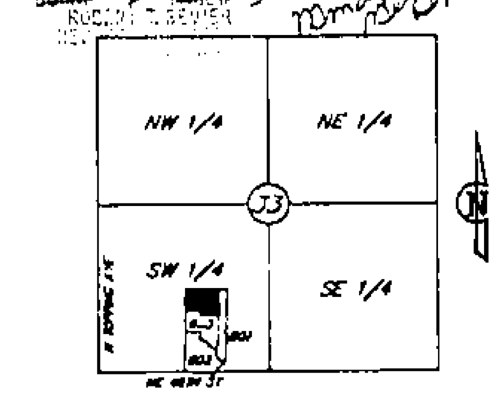
Clay County, Missouri
Land Survey Document

R71943





LOCATION MAP
Sec. 33, Twp. 51 N., Rge. 32 W.
(N.T.S.)

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

SCALE
0' 50' 100'
1" = 60'

GRANADA OAKS–FOURTH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:

A subdivision and replat of part of Lot 28, NALL ADDITION, a subdivision of land in the Southwest Quarter of Section 33, 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 89°28'05" West along the South line of said Southwest Quarter, 782.65 feet; thence North 0°31'55" East, 883.88 feet to a point on the Northerly line of GRANADA OAKS – THIRD PLAT, a subdivision of land in Kansas City, Clay County, Missouri, said point being also the True Point of Beginning of the tract to be herein described; thence North 89°01'04" West along said Northerly line, 160.00 feet; thence North 0°58'56" East along said Northerly line, 9.43 feet; thence North 89°01'04" West along said Northerly line, 110.00 feet; thence North 0°58'56" East along said Northerly line, 64.65 feet; thence North 88°46'34" West along said Northerly line, 244.39 feet to a point on the East right-of-way line of N. Belmont Avenue, as now established; thence North 01°11'24" East along said East line, 329.39 feet to a point on the South right-of-way line of NE 50th Street, as now established; thence South 89°30'10" East along said South line, 488.29 feet to a point on the Westerly line of GRANADA OAKS – FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 04°02'14" East along said Westerly line, 284.91 feet; thence South 0°58'56" West along said Westerly line, 124.81 feet to the True Point of Beginning. Containing 4.27 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:

GRANADA OAKS – FOURTH 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 encroachment 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: The Developer elects to pay the City of Kansas City, Missouri, the sum of Two Thousand Six Hundred Fifty One & 63/100th Dollars ($2651.63) in lieu of required park land dedication for Nineteen (19) single-family units, pursuant to Section 66.128, Code of Ordinances, as amended.

NOTE: No vehicular access shall be allowed from Lots 53 through 55 onto N. Belmont Avenue.

NOTE: No vehicular access shall be allowed from Lots 49 through 53 onto NE 50th Street.

IN WITNESS WHEREOF: ARKLYN HOMES, INC., a Missouri Corporation, licensed to do business in the State of Missouri, has caused these presents to be executed this 16th day of January, 2003.

ARKLYN HOMES, INC.

Marilyn Lewis, President

STATE OF MISSOURI)
COUNTY OF Platte) SS

Be it remembered that on this 16th day of January, 2003 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Marilyn Lewis, to me personally known, who being by me duly sworn, did say that she is the President of ARKLYN HOMES, INC., a Missouri Corporation, and that said instrument was signed and sealed in behalf of said corporation and that said Marilyn Lewis, acknowledged said instrument to be 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: ______
M. BURNS
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: Aug. 23, 2005

Notary Public

CITY PLAN COMMISSION

Approved: May 21, 2002

Chairman
Charles F. Myers

Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

City Engineer
Stanley L. Harris, P.E.

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

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. 030117 duly authenticated as passed this 6 day of February 2003

Kay Barnes
Mayor

City Clerk
Catherine T. Rocha

CITY OF FOUNTAINS
HEART OF THE NATION
KANSAS CITY MISSOURI

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
BUSTER 3 MORC				
200			333882.194	850887.000
201	N40°58'18"E	565.448	334305.125	851057.845
202	N70°07'48"W	306.304	334499.424	850769.250
203	N89°54'49"W	876.428	334500.745	849392.823
204	N89°23'57"W	140.839	334502.220	849752.191
205	N89°28'05"W	238.520	334504.435	849513.673
206 TPOB	N0°31'55"E	269.380	334773.803	849518.174
207	N89°01'04"W	48.763	334774.630	849467.418
208	N0°58'56"E	2.874	334777.513	849467.467
209	N89°01'04"W	33.525	334778.087	849433.947
210	N0°58'56"E	19.703	334797.767	849434.285
211	N88°46'34"W	74.494	334799.379	849359.818
212	N01°11'24"E	100.389	334899.745	849381.903
213	S89°30'10"E	148.815	334898.453	849510.712
214	S04°02'14"E	86.832	334811.837	849516.826
206 TPOB	S0°58'56"W	38.040	334773.803	849516.174

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 0.9999005. COORDINATES ARE IN METERS.

STREET GRADES

GRADE POINT	ELEV.	V.C.T.
N. BEACON AVENUE		
277.16 Feet South of the Centerline of NE 49th Terrace	214.99	-------
232.16 Feet South of the Centerline of NE 49th Terrace	216.32	25.00'
27.16 Feet South of the Centerline of NE 49th Terrace	223.29	67.50'
85.34 Feet North of the Centerline of NE 49th Terrace	232.64	50.00'
150.84 Feet North of the Centerline of NE 49th Terrace	234.00	-------
NE 49TH TERRACE		
185.39 Feet West of the Centerline of N. Beacon Avenue	230.18	-------
60.39 Feet West of the Centerline of N. Beacon Avenue	224.55	25.00'
Centerline of N. Beacon Avenue	223.81	-------
NE 50TH STREET		
324.38 Feet West of the Centerline of N. Beacon Avenue	240.58	-------
277.19 Feet West of the Centerline of N. Beacon Avenue	240.13	12.50'
124.38 Feet West of the Centerline of N. Beacon Avenue	237.99	12.50'
11.88 Feet West of the Centerline of N. Beacon Avenue	235.28	37.50'
132.12 Feet East of the Centerline of N. Beacon Avenue	222.53	68.75'
288.12 Feet East of the Centerline of N. Beacon Avenue	231.51	25.00'
323.15 Feet East of the Centerline of N. Beacon Avenue	232.24	-------

Cab. F
4/1/03 DK

This plat and survey of GRANADA OAKS – FOURTH 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 GRANADA OAKS – FOURTH 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.

1-16-03
Date

Signed: W. James Schowe PLS-#1969

Revised: 11-26-02

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: 816-587-1380

DATE: 4-2-02 | Job No. – 99094 | File Name – 004-PLAT

http://www.ClayCoGov.com