Higlands of Northview 1st Plat

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Grantee: HIGHLANDS OF NORTHVIEW FIRST PLAT

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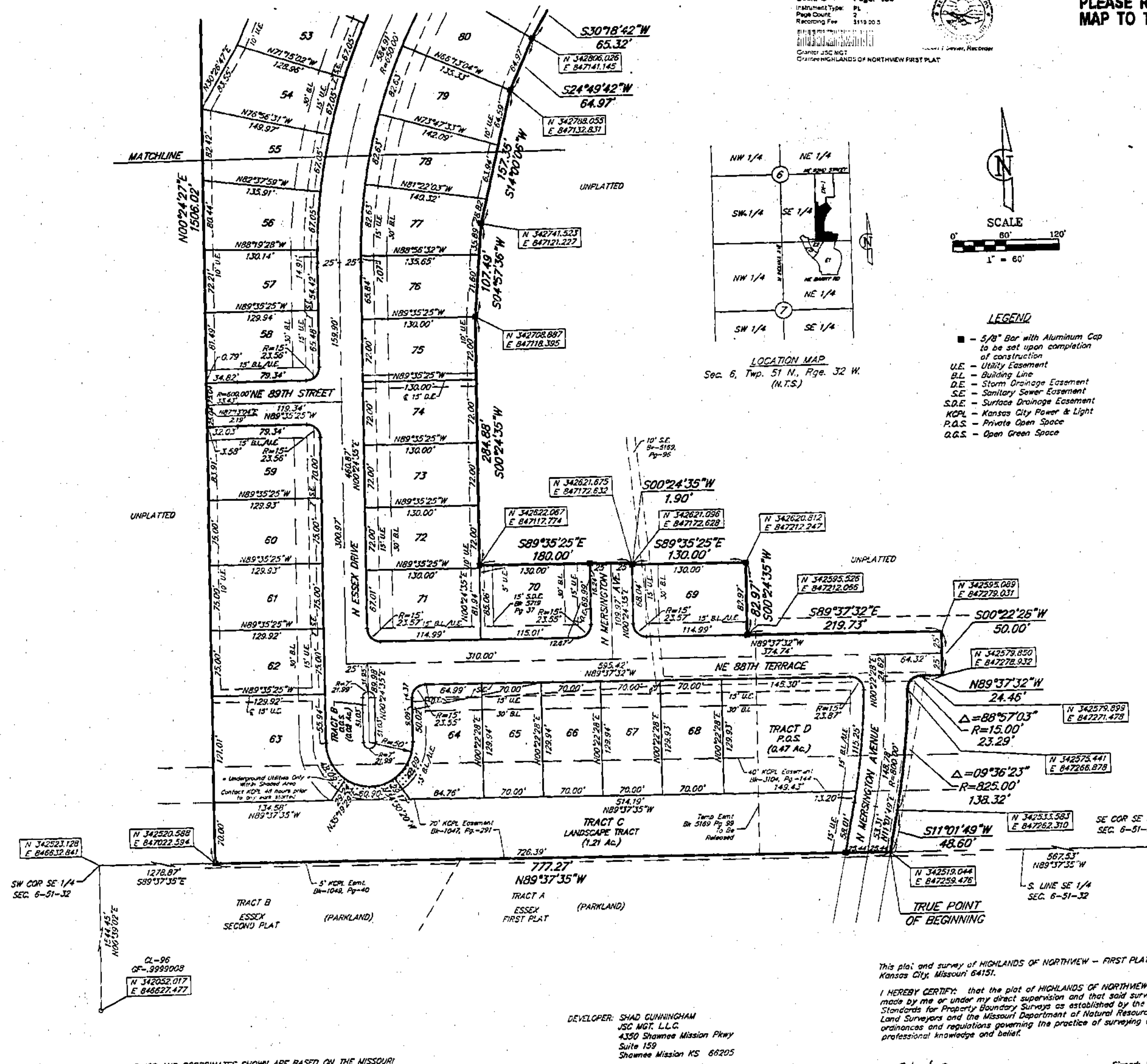
HIGHLANDS OF NORTHVIEW— FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 1 of 2)



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 .9999008. COORDINATES ARE IN METERS.

Legal Description:

A subdivision of land in the Southeast Quarter of Section 6, 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 89°37'35" West along the South line of said Southeast Quarter, 567.53 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 89°37'35" West along said South line, 777.27 feet; thence North 0°24'27" East, 1506.02 feet to a point on the Southerly line of ESSEX NORTH – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 89°33'37" East along said Southerly line, 68.76 feet; thence Easterly along said Southerly line, on a curve to the right, tangent to the last described course, having a radius of 225.00 feet, a central angle of 06°12'50", an arc distance of 24.40 feet; thence South 06°39'13" West along said Southerly line, 130.00 feet; thence South 69°22'42" East along said Southerly line, 45.86 feet; thence South 41°18'51" East along said Southerly line, 51.42 feet; thence North 56°02'04" East along said Southerly line, 130.00 feet; thence South 33°57'56" East along said Southerly line, 13.59 feet; thence North 56°02'04" East along said Southerly line, 190.84 feet; thence South 32°32'32" East, 206.97 feet; thence South 40°26'45" East, 64.05 feet; thence South 46°34'49" West, 134.91 feet; thence Southeasterly on a curve to the left, having an initial tangent bearing of South 43°25'11" East, a radius of 725.00 feet, a central angle of 02°09'55", an arc distance of 27.40 feet; thence South 44°24'54" West, 180.00 feet; thence South 48°04'37" East, 46.41 feet; thence South 30°18'42" West, 65.32 feet; thence South 24°49'42" West, 64.97 feet; thence South 14°00'06" West, 157.35 feet; thence South 04°57'36" West, 107.49 feet; thence South 0°24'35" West, 284.88 feet; thence South 89°35'25" East, 180.00 feet; thence South 0°24'35" West, 1.90 feet; thence South 89°35'25" East, 130.00 feet; thence South 0°24'35" West, 82.97 feet; thence South 89°37'32" East, 219.73 feet; thence South 0°22'28" West, 50.00 feet; thence North 89°37'32" West, 24.46 feet; thence Southerly on a curve to the left, tangent to the last described course, having a radius of 15.00 feet, a central angle of 88°57'03", an arc distance of 23.29 feet; thence Southerly on a curve to the right, having a common tangent with the last described course, a radius of 825.00 feet, a central angle of 09°36'23", an arc distance of 138.32 feet; thence South 11°01'49" West, 48.60 feet to the True Point of Beginning. Containing 15.60 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:

HIGHLANDS OF NORTHVIEW – FIRST PLAT

Easement: 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 easements (U.E.), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. 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 there over 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 of 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 a valid permit from the Department of Public Works as to utility easements, and/or written approval of 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.

TRACT A: Tract A (1.62 acres) is hereby reserved as Private Open Space and shall be maintained by the Highlands of Northview Homeowners Association as described in the Declaration of Restrictions recorded with this plat.

TRACT B: Tract B (0.02 acres) is located within Street R/W and is hereby designated as Open Green Space and shall be aintained by the Highlands of Northview Homeowners Association as described in the Declaration of Restrictions recorded with this plat.

TRACT C: Tract C (1.21 acres) is hereby reserved for the purpose of a trail and landscaping and shall be maintained by the Highlands of Northview Homeowners Association as described in the Declaration of Restrictions recorded with this plat.

TRACT D: Tract D (0.47 acres) is hereby reserved for the purpose of a swimming pool and shall be aintained by he Highlands of Northview Homeowners Association as described in the Declaration of Restrictions recorded with this plat.

PARKLAND DEDICATION: Private open space is hereby reserved at the election of the Developer for Forty (40) single-family units, pursuant to Section 65.128, Code of Ordinances, as amended.

This plat and survey of HIGHLANDS OF NORTHVIEW – FIRST PLAT were executed by Lutjen, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of HIGHLANDS OF NORTHVIEW – FIRST 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.

8/21/07
Date

Signed: W. James Schowe PLS: #1989

LUTJEN

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surveying
planning
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landscape architecture

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Cab. G.
7/1/08 BM