Recorded in Clay County, Missouri
Date and Time: 10/07/2008 at 09:50:08 AM
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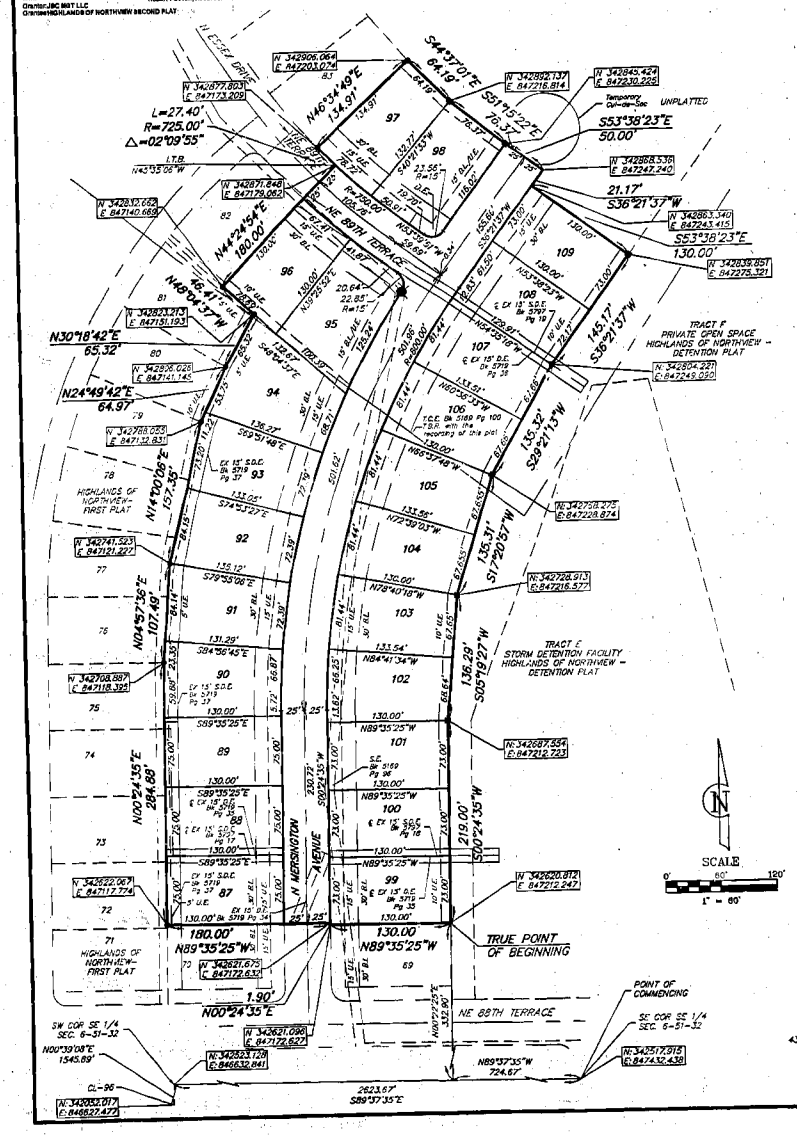
Book: Q Page: 196
Instrument Type: PL
Page Count: 1
Recording Fee: $66.00
Grantor: JSC MGT LLC
Grantee: HIGHLANDS OF NORTHVIEW SECOND PLAT
Robert T Sevier, Recorder

PLEASE RETURN LEGIBLE RECORDED MAP TO THE CITY CLERK'S OFFICE.

HIGHLANDS OF NORTHVIEW – SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



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 – SECOND 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 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 shown stated or the appurtenances thereto without a valid permit from the Department of Public Works as to utility easements, and, 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.

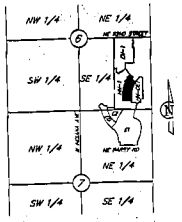
BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

PRIVATE OPEN SPACE: Private Open Space is hereby reserved at the election of the developer in lieu of the required parkland dedication for 23 single family units, pursuant to Section 88-408, Code of General Ordinances, as amended. Private Open Space is being satisfied in Highlands of Northview–Detention Plat.

MAINTENANCE OF TRACTS: Tract E within Highlands of Northview–Detention Plat is to be used as a detention facility and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat, pursuant to the Covenant to Maintain Storm Water Detention Facility of the Highlands of Northview – Second Plat, recorded simultaneously with this plat.

STREET GRADES

GRADE POINT		ELEV.	V.C.T.
NE 89TH TERRACE			
	Centerline of N Mersington Avenue	987.83	----
165.44	Feet Northwesterly of the Centerline of N Mersington Avenue (Westerly Plat Limits)	991.79	----
82.38	Feet Northwesterly of the Centerline of N Mersington Avenue	986.38	65.00'
N MERSINGTON AVENUE			
	Centerline of NE 89th Terrace	987.83	----
155.66	Feet North of the Centerline of NE 89th Terrace (Northern Plat Limits)	993.09	----
314.66	Feet South of the Centerline of NE 89th Terrace	992.61	100.00'
639.66	Feet South of the Centerline of NE 89th Terrace	992.56	42.30'
732.69	Feet South of the Centerline of NE 89th Terrace (Southern Plat Limits)	992.36	----



LEGEND

- ● – FND 5/8" Bar
- ■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
- ✱ – Street Sign Location
- U.E. – Utility Easement
- B.L. – Building Line
- D.E. – Storm Drainage Easement
- S.E. – Sanitary Sewer Easement
- T.C.E. – Temporary Construction Easement
- T.E.R. – To Be Released
- S.D.E. – Surface Drainage Easement

DEVELOPER:
SHAD CUNNINGHAM
JSC MGT L.L.C.
4350 Shawnee Mission Pkwy Suite 159
Shawnee Mission KS 66205

This plat and survey of HIGHLANDS OF NORTHVIEW – SECOND 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 – SECOND 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 to the best of my professional knowledge and belief.

9/26/07
Date

Signed: W. James Schaeffer
W. JAMES SCHAEFFER PLS #1989

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 the Southeast Quarter of said Section 6; thence North 00°22'25" East, 724.67 feet; thence North 89°37'35" West along the South line of said Southeast Quarter, 724.67 feet; thence North 00°24'35" East, 332.90 feet to the Northeast corner of Lot 69, HIGHLANDS OF NORTHVIEW–FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri and also being the True Point of Beginning of the tract to be herein described; thence North 89°35'25" West along the North line of said Lot 69, 130.00 feet to a point on the Easterly right-of-way line of N Mersington Avenue, as now established; thence North 00°24'35" East, along said Easterly right-of-way line, 1.90 feet; thence North 89°35'25" West along the North line of Lot 70 of said HIGHLANDS OF NORTHVIEW–FIRST PLAT and its Easterly prolongation, 180.00 feet to a point on the East line of Lot 72 of said HIGHLANDS OF NORTHVIEW–FIRST PLAT; thence North 00°24'35" East along the East line of Lots 72–75 of said HIGHLANDS OF NORTHVIEW–FIRST PLAT, 284.68 feet to the Northeast corner of said Lot 75; thence North 04°57'36" East along the East line of Lots 75 and 77 of said HIGHLANDS OF NORTHVIEW–FIRST PLAT, 107.49 feet; thence North 14°00'06" East, along the East line of Lots 77, 78 and 79 of said HIGHLANDS OF NORTHVIEW–FIRST PLAT to the Northeast corner of said Lot 79; thence North 24°49'42" East along the East line of Lot 80 of said HIGHLANDS OF NORTHVIEW–FIRST PLAT, 64.97 feet to the Northeast corner of said Lot 80; thence North 30°18'42" East along the East line of Lot 81 of said HIGHLANDS OF NORTHVIEW–FIRST PLAT, 65.32 feet to the Northeast corner of said Lot 81; thence North 48°04'37" West along the North line of said Lot 81, 48.41 feet to the Southeast corner of Lot 82 of said HIGHLANDS OF NORTHVIEW–FIRST PLAT; thence North 44°24'54" East along the East line of said Lot 81 and its Northerly prolongation, 180.00 feet to a point on the Northerly right-of-way line of NE 89th Terrace, as now established; thence Northwesterly along said Northerly right-of-way line on a curve to the right, having an initial tangent bearing of North 45°55'06" West, a radius of 725.00 feet, a central angle of 02°09'55", an arc distance of 27.40 feet to the Southeast corner of Lot 83 of said HIGHLANDS OF NORTHVIEW–FIRST PLAT; thence North 46°34'49" East along the East line of said Lot 83, 134.91 feet to the Northeast corner of said Lot 83; thence South 44°37'01" East, 64.19 feet; thence South 51°15'22" East, 76.37 feet; thence South 53°38'23" East, 50.00 feet; thence South 36°21'37" West, 21.17 feet; thence South 53°38'23" East, 130.00 feet to a point on the West line of HIGHLANDS OF NORTHVIEW–DETENTION PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 36°21'37" West, along said West line, 145.77 feet; thence South 29°21'13" West along said West line, 135.32 feet; thence South 17°20'57" West along said West line, 135.31 feet; thence South 05°19'27" West along said West line, 136.29 feet; thence South 00°24'35" West along said West line, 219.00 feet to the True Point of Beginning. Containing 6.48 acres, more or less.

IN WITNESS WHEREOF: JSC MGT L.L.C., a Missouri Limited Liability Company licensed to do business in the State of Missouri, has caused these presents to be executed this 24th day of September, 2007.

JSC MGT L.L.C.
a Missouri Limited Liability Company

Shad Cunningham — Managing Member

STATE OF Missouri / Kansas
COUNTY OF Johnson
SS:

Be it remembered that on this 24th day of September 2007, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Shad Cunningham, to me personally known, who being by me duly sworn, did say that he is Managing Member of JSC MGT L.L.C., a Missouri Limited Liability Company, and that said instrument was signed in behalf of said company and that said Shad Cunningham acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

KIMBERLY S. NORRIS
Notary Public - State of Kansas
My Comm. Exp. 2-20-2010

My Commission Expires: 2-20-2010

Notary Public

CITY PLAN COMMISSION
Approved: July 3, 2007
Chairman
Evert Asjes III
Secretary
John L. Walsh

PUBLIC WORKS
City Engineer
Gregory J. Patros, P.E.
Director
Stanley J. Krecik, 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. 070873, duly authenticated as passed this 26th day of September, 2007.
Mayor
Mark Funkhouser
City Clerk
Mike M. Crossland

SEAL OF KANSAS CITY MISSOURI INCORPORATED 1850

STATE PLANE TRAVERSE TABLE

STATION	BEARING	DISTANCE (FEET)	NORTHING	EASTING
CL-96	------	------	342052.017	846627.477
SW COR SE 1/4 SEC. 6-51-32	N00°39'08"E	1545.89	343623.128	846632.841
SE COR SE 1/4 SEC. 6-51-32	S89°37'35"E	2623.67	342517.915	847432.436

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE ADJUSTED MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE (ADJUSTED IN 2003) USING A COMBINED GRID FACTOR OF 0.9996006 COORDINATES ARE IN METERS.

LUTJEN
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surveying
planning
engineering
landscape architecture

DATE: 09-19-07 | Job No.– 07124 | File Name–HN2–PLAT

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Chg. 11-9-09 CM