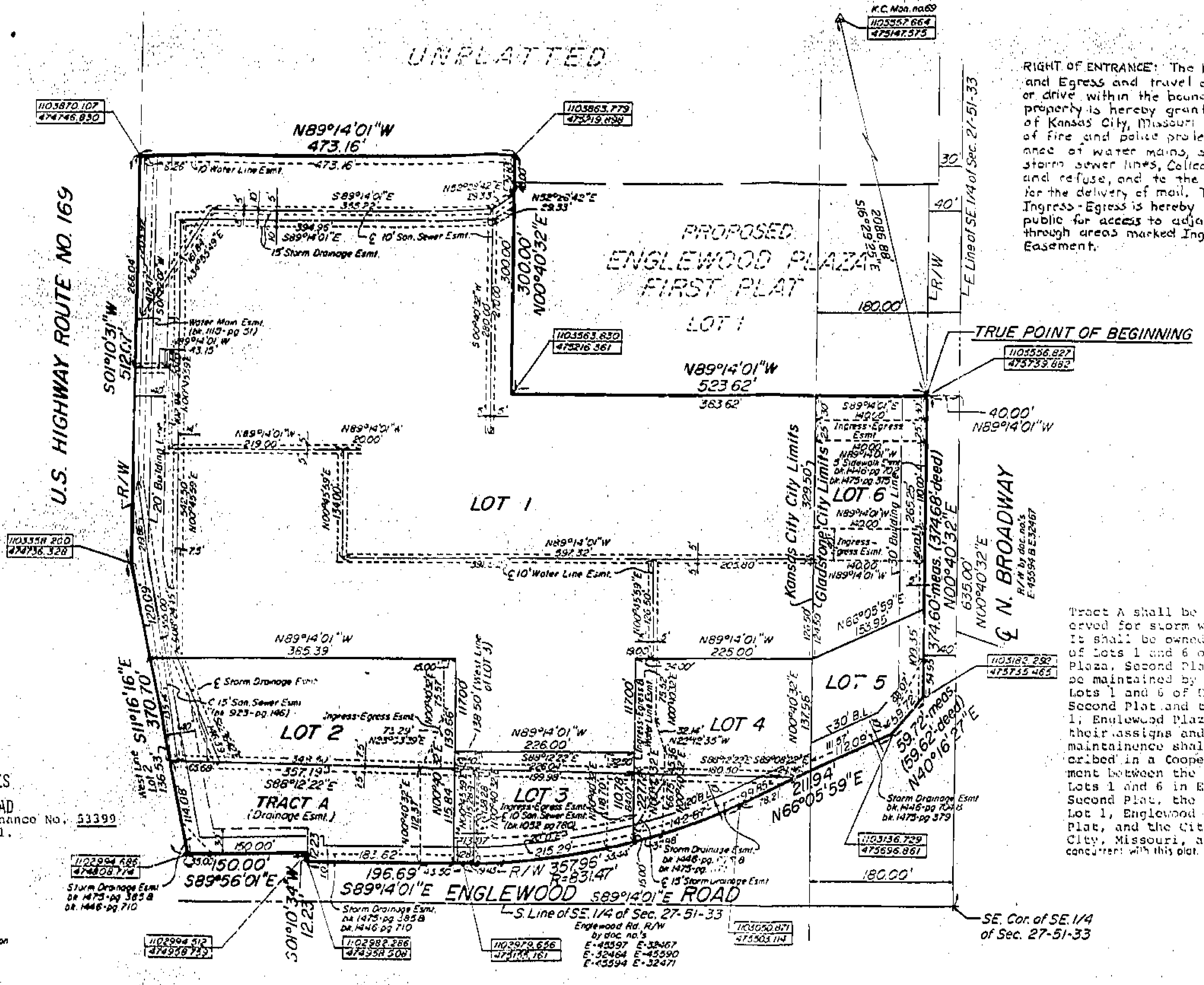
Clay County, Missouri
Land Survey Document

ENGLEWOOD PLAZA-SECOND PLAT

E 65087



STREET GRADES
ENGLEWOOD ROAD
Established Grade by Ordinance No. 53399
Passed October 29, 1981.

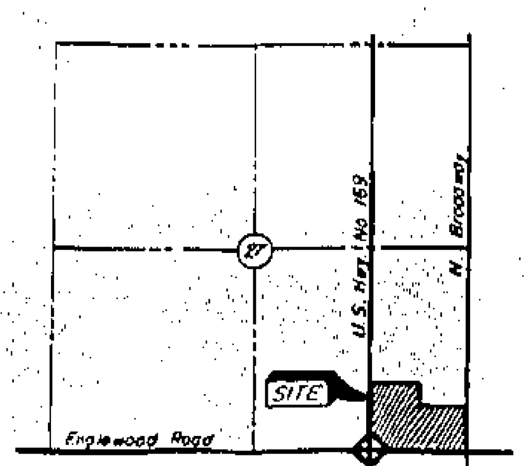
0.00' - Easement Dimension
0.00' - Lot Dimension

This survey was executed in accordance with the current Minimum Standards for Property Boundary Surveys of the Missouri Department of Natural Resources, Division of Geology and Land Survey.

NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY GRID SYSTEM USING A COMBINED GRID FACTOR OF .999895147

SCALE: 1"=100'

0' 50' 100' 200'



VICINITY MAP
Sec. 27, Twp. 51N., Rge. 33W

BUFORD & LUTJEN
Engineers and Surveyors
7107 N.W. Barry Road
Kansas City, Missouri 64152 (816) 741-6152

RIGHT OF ENTRANCE: The Right of Ingress and Egress and travel along any street or drive within the boundaries of the property is hereby granted to the city of Kansas City, Missouri for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, Collection of garbage and refuse, and to the U.S. Postal Service for the delivery of mail. The Right of Ingress-Egress is hereby granted to the public for access to adjacent property through areas marked Ingress-Egress Easement.

Tract A shall be perpetually reserved for storm water detention. It shall be owned by the owners of Lots 1 and 6 of Englewood Plaza, Second Plat, and it shall be maintained by the owners of Lots 1 and 6 of Englewood Plaza, Second Plat and the owners of Lot 1, Englewood Plaza, First Plat, their assigns and/or heirs. Said maintainence shall be as prescribed in a Cooperative Agreement between the owners of said Lots 1 and 6 in Englewood Plaza, Second Plat, the owners of said Lot 1, Englewood Plaza, First Plat, and the City of Kansas City, Missouri, as recorded concurrent with this plat.

DESCRIPTION

A subdivision of land in the Southeast Quarter of Section 27, Township 51, Range 33, Clay County, Missouri lying within the corporate limits of Gladstone, Missouri and Kansas City, Missouri being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 27; thence North 0°40'32" East along the East line of said Southeast Quarter, 635.00 feet; thence North 89°14'01" West parallel to the South line of said Southeast Quarter 40.00 feet to a point on the West right-of-way line of North Broadway, as now established, said point being the True Point of Beginning of the tract to be herein described; thence North 89°14'01" West parallel to the South line of said Southeast Quarter 523.62 feet; thence North 0°40'32" East parallel to the East line of said Southeast Quarter, 300.00 feet; thence North 89°14'01" West parallel to the South line of said Southeast Quarter 473.16 feet to a point on the East right-of-way line of U.S. Highway Route #169, as now established; thence South 1°10'31" West along said right-of-way line, 512.07 feet; thence South 11°16'16" East continuing along said right-of-way line 370.70 feet to a point on the North line of Englewood Road, as now established; thence South 89°56'01" East along said North line, 150.00 feet; thence South 1°10'34" West, 12.23 feet; thence South 89°14'01" East parallel to the South line of said Southeast Quarter along the North line of said Englewood Road, 196.69 feet; thence Easterly continuing along said right-of-way line on a curve to the left, tangent to the last described course, having a radius of 831.47 feet, an arc distance of 357.96 feet; thence North 66°05'59" East along said right-of-way line, tangent to the last described curve, 211.94 feet; thence North 40°16'27" East along said right-of-way line 59.72 feet (59.62 feet by deed) to a point on the West right-of-way line of said North Broadway; thence North 0°40'32" East along said right-of-way line, 374.60 feet (374.68 feet by deed) to the True Point of Beginning. Containing 15.44 acres, more or less.

PLEASE NOTE: The East 180.00 feet of the above described tract lies in the city limits of Gladstone, Missouri and the balance of the property lies within the city limits of Kansas City, Missouri.

DEDICATION

The undersigned owner of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall be hereafter known as:

ENGLEWOOD PLAZA-SECOND PLAT

EASEMENTS: An easement is hereby granted to Kansas City, Missouri, and Gladstone, Missouri, and to the utility companies franchised to operate in Kansas City, Missouri, and Gladstone, 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). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All 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 Gladstone, 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 appurtenances thereto without the written approval of the Director of Public Works.

STREETS: The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

IN TESTIMONY WHEREOF: GEORGETOWN/ENGLEWOOD PLAZA ASSOCIATES, a Kansas limited partnership, has caused these presents to be executed this 11th day of August, 1983.

GEORGETOWN/ENGLEWOOD PLAZA ASSOCEATES,
a Kansas limited partnership.

Ralph W. Varnum-President of Varnum-Armstrong-Deetor, Inc.
a corporate sole general partner

ATTEST:
Patricia Briges, Secretary

STATE OF MISSOURI)
COUNTY OF) ss:

Be it remembered that on this 11th day of August, 1983, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Ralph W. Varnum and Patricia Briges being President and Secretary, respectively, of Varnum-Armstrong-Deetor, Inc., the General Partner of Georgetown Medical Building Associates, a Kansas limited partnership, to me personally known, who being by me duly sworn, did say that they are President and Secretary of Varnum-Armstrong-Deetor, Inc., the General Partner of said limited partnership and said instrument was signed in behalf of said partnership by the authority of their partnership agreement and acknowledge said instrument to be the free act and deed of said limited partnership.

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

My commission expires: [illegible]

Notary Public

NORENE THOMAS
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Expires Feb. 11, 1985

CITY PLAN COMMISSION
KANSAS CITY, MISSOURI

Approved MAR [illegible]

Chairman-Robert P. Lutz

Secretary-Richard E. Duncan

PUBLIC WORKS

Approved Aug. 10, 1983

City Engineer-Don D. Hurlbert

Approved 8-12-83

Director-Myron D. Calkins

Entry Number 53451

COUNCIL

This is to Certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance Number 54545, duly authenticated as passed this 11th day of August, 1983.

Mayor Richard L. Berkley

City Clerk-E. Richard Brenneman

CITY PLAN COMMISSION
GLADSTONE, MISSOURI

Approved 8-15-83

Ken Winkler, Chairman

CITY COUNCIL
GLADSTONE, MISSOURI

This is to certify that the within plat was duly submitted to and approved by the City Council of Gladstone, Missouri by Ordinance No. 2.481, duly authenticated as passed this 22 day of August, 1983.

Lee W. Bussinger, Mayor

Marilyn Ahnefeld, City Clerk

I certify and read ... 5th day of Oct 1983 ... 30 ... 19 ... 78 ...
Mary E. Mosley, Deputy

This plat and the survey of ENGLEWOOD PLAZA-SECOND PLAT were executed by: Buford & Lutjen, Inc., Engineers and Surveyors, 7107 N.W. Barry Road, Kansas City, Missouri.

We hereby certify that the information contained herein is true and accurate and that the regulations governing subdivisions of land issued by Kansas City, Missouri and Gladstone, Missouri, have been complied with in full.

BY: Robert L. Buford, Jr., R.L.S. #1002

DATE: 8-11-83

2/15/84 Gary
Clay County
Plats

http://www.ClayCoGov.com