Clay County, Missouri
Land Survey Document

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STATE OF MO
CLAY COUNTY
I CERTIFY THIS INSTRUMENT
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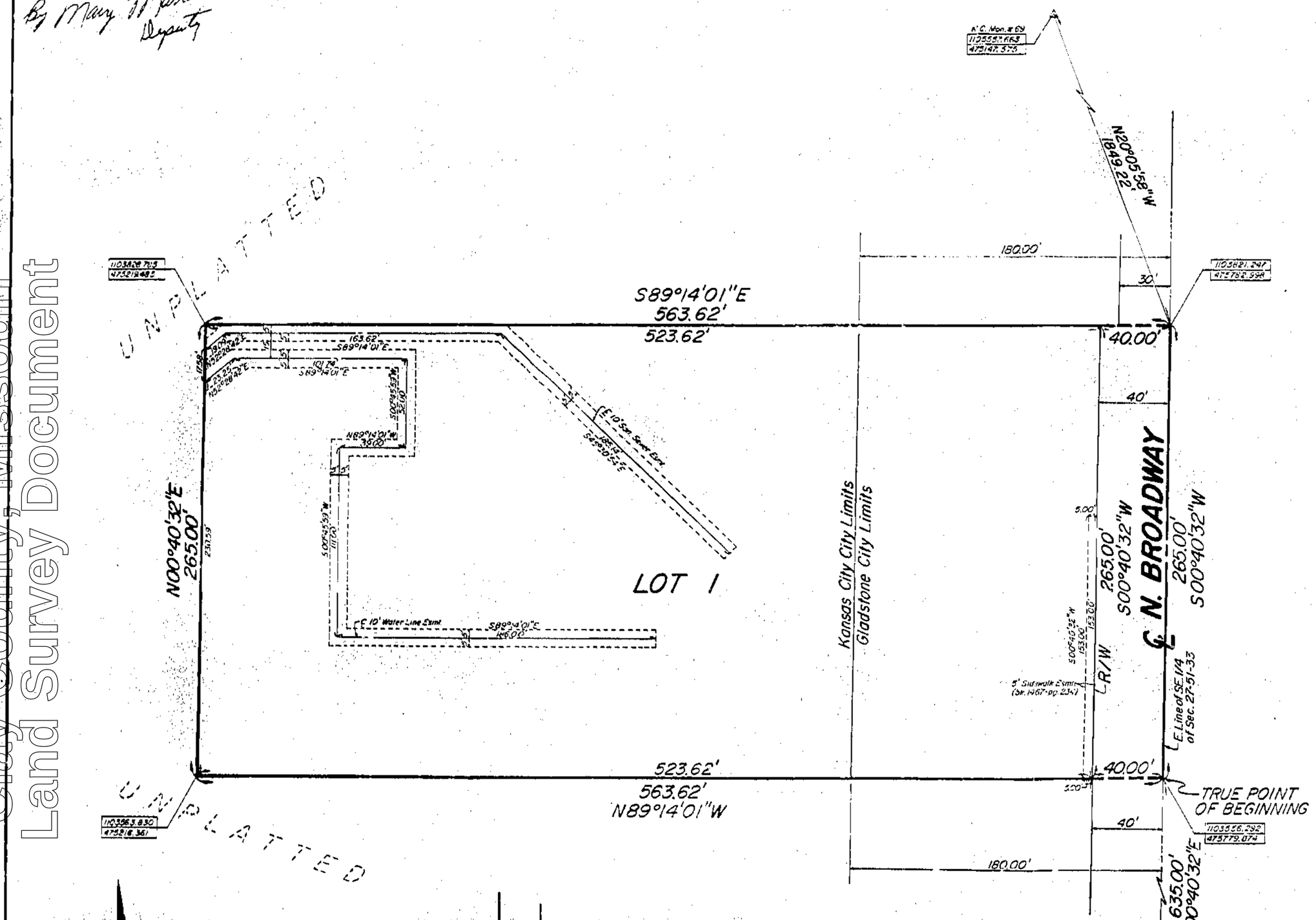
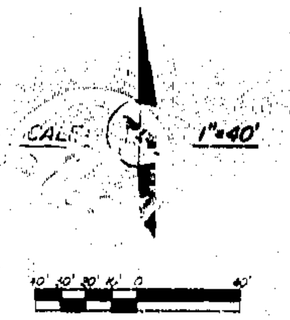
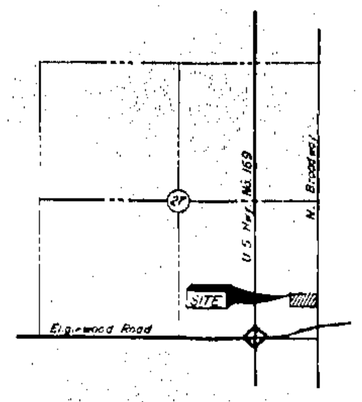
By Mary Mennert
Deputy

ENGLEWOOD PLAZA-FIRST PLAT







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

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 .999999147

2/15/94 9:11 Clay County Plats

This plat and the survey of ENGLEWOOD PLAZA-FIRST PLAT was executed by: Buford & Lutjen, Inc., Engineers and Surveyors, 7107 NW 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. #1067 DATE: June 29, 1983

BUFORD & LUTJEN
Engineers and Surveyors
7107 N.W. Barry Road
Kansas City, Missouri 64153 (816) 741-6153

DESCRIPTION

A subdivision of land in the Southeast Quarter of Section 27, Township 51, Range 33, in the cities of Kansas City and Gladstone, Clay County, Missouri, being bounded and described as follows: Beginning at the Southeast corner of the Southeast Quarter of said Section 27; thence North 0°40'32" East along the East line of the Southeast Quarter of said Section 27, 635.00 feet to the True Point Of Beginning of the tract to be herein described; thence North 89°14'01" West, 563.62 feet; thence North 0°40'32" East, parallel to the East line of the Southeast Quarter of said Section 27, 265.00 feet; thence South 89°14'01" East, 563.62 feet to a point on the East line of said Southeast Quarter; thence South 0°40'32" West along said East line, 265.00 feet to the True Point of Beginning, EXCEPT the East 40.00 feet thereof now being used for road right-of-way. Containing 3.19 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 thereafter known as:

ENGLEWOOD PLAZA-FIRST 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 driveway, 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 WITNESS WHEREOF: NORTHWOODS DEVELOPMENT COMPANY, INCORPORATED, a Missouri Corporation, and John Chezik and Sharon Chezik, Husband and Wife, have caused these presents to be executed this 30th day of June, 1983.

NORTHWOODS DEVELOPMENT COMPANY, INCORPORATED — ATTEST:

Robert D. Gingrich — President — James W. Henry — Secretary

STATE OF MISSOURI } SS:
COUNTY OF RAY }

John Chezik — Husband

Sharon Chezik

Be it remembered that on the 30 day of June, 1983, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Robert D. Gingrich and James W. Henry, to me personally known who being duly sworn by me, did say that they are President and Secretary, respectively, of NORTHWOODS DEVELOPMENT COMPANY, INCORPORATED, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that said Robert D. Gingrich and James W. Henry, acknowledged said instrument to be the free act and deed of said corporation. Be it also remembered that on this 30 day of June, 1983, came John Chezik and Sharon Chezik, husband and wife, who are personally known to me to be the same persons who executed the within instrument of writing and acknowledged that they executed the same as their own free act and deed.

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

My Commission expires: 3/4/87

CHERYL KAY ROBINSON
Print Name — Notary Public

CITY PLAN COMMISSION
GLADSTONE, MISSOURI

Approved July 13, 1983

Ron 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. 2683, duly authenticated as passed this 8 day of August, 1983.

~~Ron Winkler~~ Lee W. Bassinger — Mayor

Marilyn Ahnefeld — City Clerk

CITY PLAN COMMISSION

Approved MAR 15 1983

Chairman-Robert R. Lutz

Secretary-Richard D. Duncan

PUBLIC WORKS

Approved Aug 22, 1983

Don D. Hurlbert
City Engineer-Don D. Hurlbert

Approved 8-22-83

Myron D. Calkins
Director-Myron D. Calkins

330475
Entry Number

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 55555 duly authenticated as passed this 15 day of September, 1983.

Richard L. Berkley
Mayor-Richard L. Berkley

E. Richard Brennoman
City Clerk-E. Richard Brennoman

Declaration E65319 filed 10-11-83 Book 1519 page 687