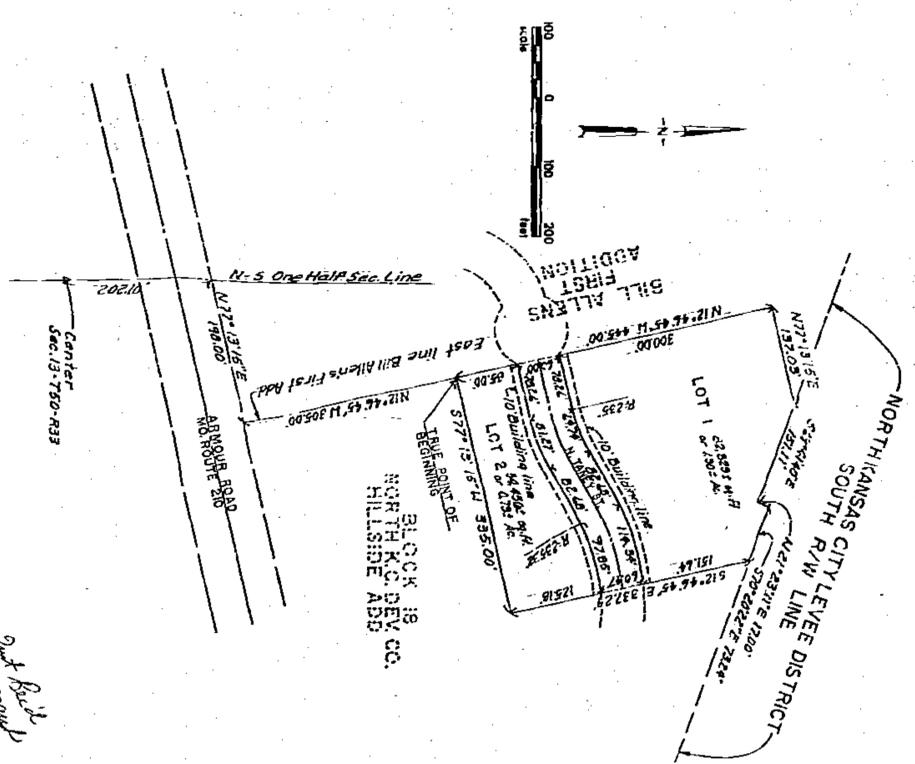


# Clay County, Missouri Land Survey Document

## THRIFTY SCOT ADDITION

E 74578



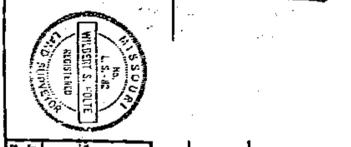
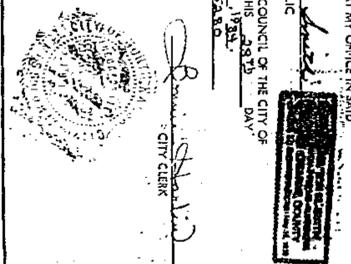
BLOCK 19  
NORTH HILLSIDE ADD.  
C/O Subdividing line  
LOT 2 & 3 415.00'

**LEGAL DESCRIPTION**  
All that part of the northeast quarter of section 13, Township 49, Range 20, including part of Block 19, NORTH KANSAS CITY DEVELOPMENT COMPANY'S HILLSIDE ADDITION, in North Kansas City, Clay County, Missouri, described as follows:  
Commencing at the intersection of the north and south one-half section line of said Section 13 with the northerly right-of-way line of Armour Road (Route 210), as now established, said point being 202.10 feet north of the center of said section measured along said north-south one-half section line; thence north 77° 13' 15" east along the northerly line of said Armour Road, 198.00 feet to the southeast corner of Bill Allens First Addition; thence north 127° 13' 15" east along the southerly line of said Bill Allens First Addition, a distance of 335.00 feet to the TRUE POINT OF BEGINNING of the tract of land to be herein described; thence continuing north 127° 46' 45" west, a distance of 445.00 feet; thence north 77° 13' 15" east, a distance of 151.11 feet; thence north 21° 23' 11" east continuing along said right-of-way as now established; thence south 69° 41' 40" east along said northerly right-of-way line, a distance of 151.11 feet; thence north 21° 23' 11" east continuing along said right-of-way line, a distance of 17.00 feet; thence north 70° 20' 22" east continuing along said northerly right-of-way line, a distance of 77.00 feet; thence north 70° 20' 22" east continuing along said northerly right-of-way line, a distance of 337.29 feet to the southerly prolongation of the northerly line of the tract of land conveyed by Instrument dated Sep. 24, 1945, and recorded in Book 379 of page 394; thence south 77° 13' 15" west along said westerly prolongation and said northerly line, a distance of 335.00 feet to the TRUE POINT OF BEGINNING. Containing 137,689 square feet, or 3.116 acres, more or less.

**DEDICATION:**  
THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREBY BE CONVEYED TO THE CITY OF NORTH KANSAS CITY, MISSOURI, AND SAID PROPERTY SHALL BE CONSIDERED DESIGNATED THE SAME BY THE NUMBER APPEARING NEAR THE CENTER OF THE LOT FOLLOWED BY THE WORDS: THRIFTY SCOT ADDITION.  
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF NORTH KANSAS CITY, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN, AND TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE OR USE OF CONDUITS, FOR ALL AND ANY PURPOSE, WATER, GAS AND SEWER MAINS, POLES, WIRES, ANCHORS AND APPURTENANCES THEREON, OR ANY OR ALL OF THEM UPON, UNDER AND ALONG THE STRIPS OF LAND OUTLINED ON THIS PLAT AND DESIGNATED "UTILITY DEDICATION" ON THE PLAT.  
AN EASEMENT OR LICENSE IS ALSO HEREBY GRANTED TO THE CITY OF NORTH KANSAS CITY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, AND TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE, AND USE OF SURFACE DRAINAGEWAYS AND INSTALLATIONS, AND UNDERGROUND DRAINAGE CONDUITS AND APPURTENANCES FOR DRAINAGE PURPOSES ON, UNDER AND ALONG THE STRIPS OF LAND OUTLINED ON THIS PLAT DESIGNATED "DRAINAGE DEDICATION".  
STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED. BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR OTHERWISE LOCATED BETWEEN THIS LINE AND THE LOT OR STREET LINE.  
IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETORS HAVE HEREUNTO SET THEIR HANDS THIS 19th DAY OF February, 1984.

**ERIC A. THOMAS**  
Vice President and Chief Operating Officer  
STATE OF MISSOURI  
COUNTY OF CLAY  
Subscribed and sworn to before me this 19th day of February, 1984, before me personally appeared the above persons, to me known to be the persons described in the foregoing instrument and acknowledged that they executed the same as their free act and deed.  
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST ABOVE WRITTEN.  
MY COMMISSION EXPIRES May 19, 1988

**APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH KANSAS CITY, MISSOURI, THIS 22nd DAY OF February, 1984.**  
CITY CLERK



4/17/84  
City Clerk  
4/17/84

LARKIN ASSOCIATES  
CONSULTING ENGINEERS

PLAT PREPARED BY  
**William S. Larkin**  
LAND SURVEYOR

JOB NO. 22-84  
DATE 2-2-84  
SHEET 1 OF 1