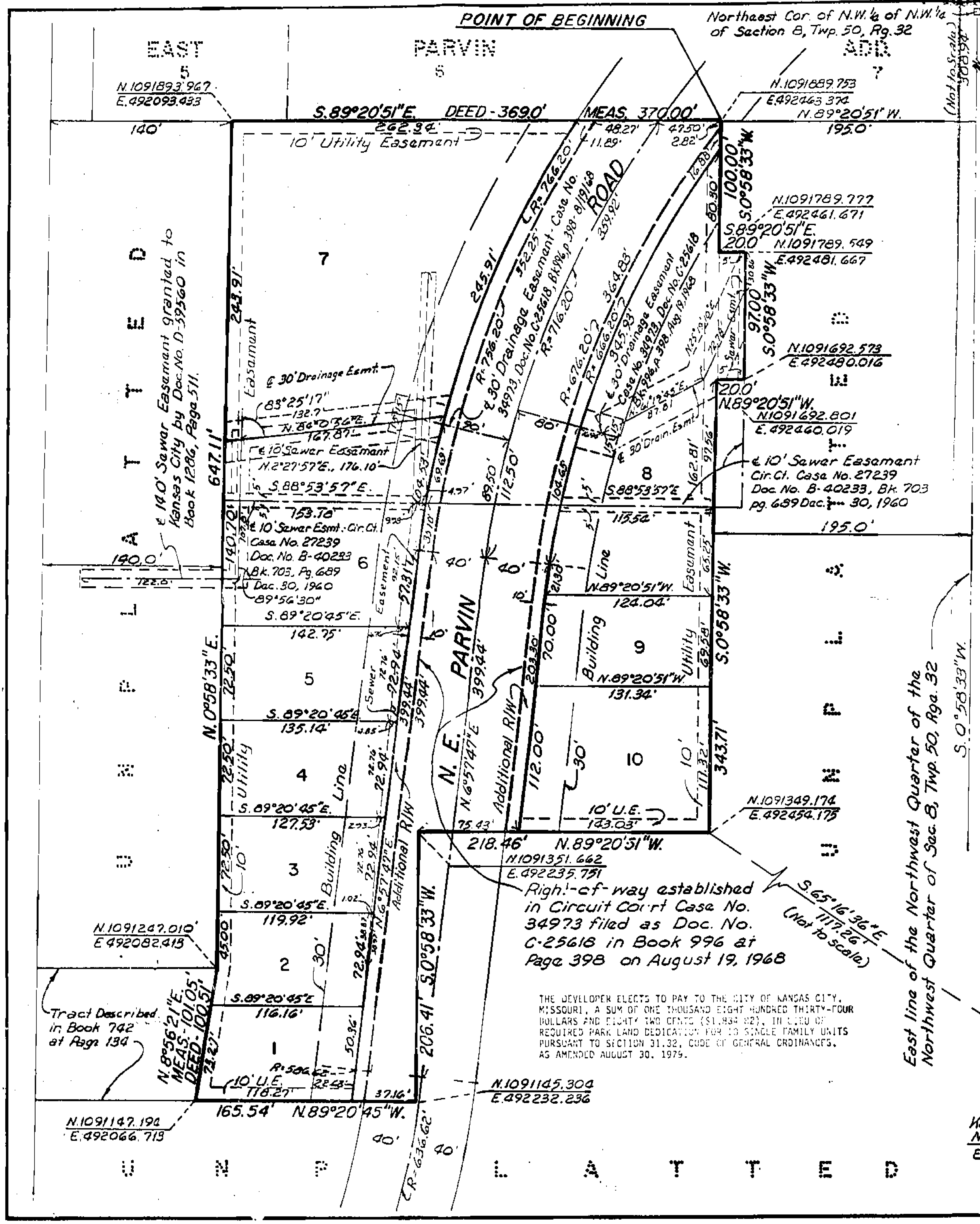
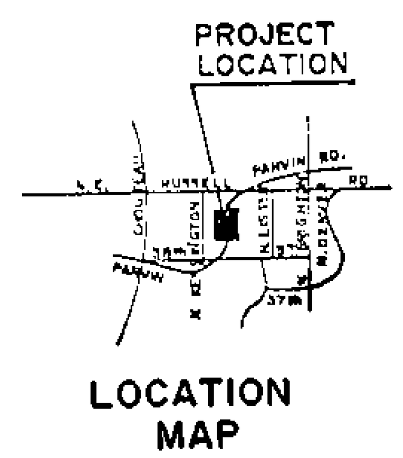
Clay County, Missouri
Land Survey Document



AUG 22 1985

Filed for Record on 22nd day of August A.D. 19 85 at [illegible] o'clock 05 minutes P.M. and Recorded in Book 21 at Page 10.
WM. L. ELDRIDGE, Recorder
By Wilma L. Baxter, Deputy



CHRISTOPHER GARDENS

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

DESCRIPTION: ALL THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 50, RANGE 32, IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 1/4 SECTION; THENCE SOUTH 0°-58'-33" WEST ALONG THE EAST LINE OF SAID 1/4 1/4 SECTION, A DISTANCE OF 308.94 FEET; THENCE NORTH 89°-20'-51" WEST AND PARALLEL TO THE NORTH LINE OF SAID 1/4 1/4 SECTION, A DISTANCE OF 195.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 0°-58'-33" WEST PARALLEL TO THE EAST LINE OF SAID 1/4 1/4 SECTION, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°-20'-51" EAST AND PARALLEL TO SAID NORTH LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 0°-58'-33" WEST AND PARALLEL TO SAID EAST LINE, A DISTANCE OF 97.00 FEET; THENCE NORTH 89°-20'-51" WEST AND PARALLEL TO SAID NORTH LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 0°-58'-33" WEST AND PARALLEL TO SAID EAST LINE, A DISTANCE OF 343.71 FEET; THENCE NORTH 89°-20'-51" WEST AND PARALLEL TO SAID NORTH LINE, A DISTANCE OF 218.46 FEET; THENCE SOUTH 0°-58'-33" WEST AND PARALLEL TO SAID EAST LINE, A DISTANCE OF 206.41 FEET; THENCE NORTH 89°-20'-45" WEST, A DISTANCE OF 165.54 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 742 AT PAGE 134; THENCE NORTH 8°-56'-21" EAST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 101.05 FEET (DEED-100.51 FEET), TO THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 0°-58'-33" EAST AND PARALLEL TO THE EAST LINE OF SAID 1/4 1/4 SECTION, A DISTANCE OF 647.11 FEET; THENCE SOUTH 89°-20'-51" EAST AND PARALLEL TO SAID NORTH LINE, A DISTANCE OF 370.00 FEET (DEED-369.0 FEET), TO THE POINT OF BEGINNING. CONTAINING 5.37 ACRES, MORE OR LESS.

DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "CHRISTOPHER GARDENS".

EASEMENTS: AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, AND TO THE UTILITY COMPANIES FRANCHISED TO OPERATE IN 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 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 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 NOT HERETOFORE 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 BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

STREET GRADES: GRADES ON NORTHEAST PARVIN ROAD WERE PREVIOUSLY ESTABLISHED UNDER ORDINANCE NO. 33567, PASSED FEBRUARY 10, 1967.

NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON INFORMATION PROVIDED BY KANSAS CITY, MISSOURI USING A COMBINED GRID FACTOR OF 0.999902936.

NOTE: LOT 9 DOES NOT HAVE ACCESS TO A PUBLIC SANITARY SEWER. A PRIVATE SEWER EASEMENT SHALL BE CONVEYED FROM THE OWNER OF LOT 10 TO THE OWNER OF LOT 9 TO PROVIDE ACCESS TO THE SANITARY SEWER.

IN TESTIMONY WHEREOF: THE UNDERSIGNED ATTORNEY-IN-FACT FOR THE PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS HEREUNTO SET HIS HAND THIS 11th DAY OF July, 1985.

JOHN F. HOELZEL, ATTORNEY-IN-FACT FOR LORRAINE SAIDY

STATE OF Missouri }
COUNTY OF Jackson } S.S.

ON THIS 11th DAY OF July, 1985, BEFORE ME PERSONALLY APPEARED JOHN F. HOELZEL, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF LORRAINE SAIDY AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF LORRAINE SAIDY.

IN TESTIMONY WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN Kansas City Mo. THE DAY AND YEAR LAST ABOVE WRITTEN.

MY TERM EXPIRES Jan. 30, 1988

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

SHERRY R. BAKER
PRINT NAME

CITY PLAN COMMISSION
APPROVED MAY 7, 1985
THOMPSON C. NELSON, CHAIRMAN
RICHARD L. DUNCAN, SECRETARY

PUBLIC WORKS
APPROVED July 22, 1985
DON D. HURLBERT, CITY ENGINEER
APPROVED 7/22/85
MYRON D. CALKINS, DIRECTOR
ENTRY NO. 850448

CITY 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. 58272, AUTHENTICATED AND PASSED THIS 1st DAY OF August, 19 [illegible].

RICHARD L. BERKLEY, MAYOR Pro Tem

E. RICHARD BRENNEMAN, CITY CLERK

THIS PLAT AND SURVEY OF "CHRISTOPHER GARDENS" WAS EXECUTED BY ANDERSON SURVEY COMPANY, 6412 EAST 86TH STREET, KANSAS CITY, MISSOURI. I HEREBY CERTIFY THAT WE HAVE THIS DAY MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT.

DATE June 24, 1985

BY JAMES G. ANDERSON, MISSOURI REGISTERED LAND SURVEYOR NO. 1726

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