Clay County, Missouri
Land Survey Document

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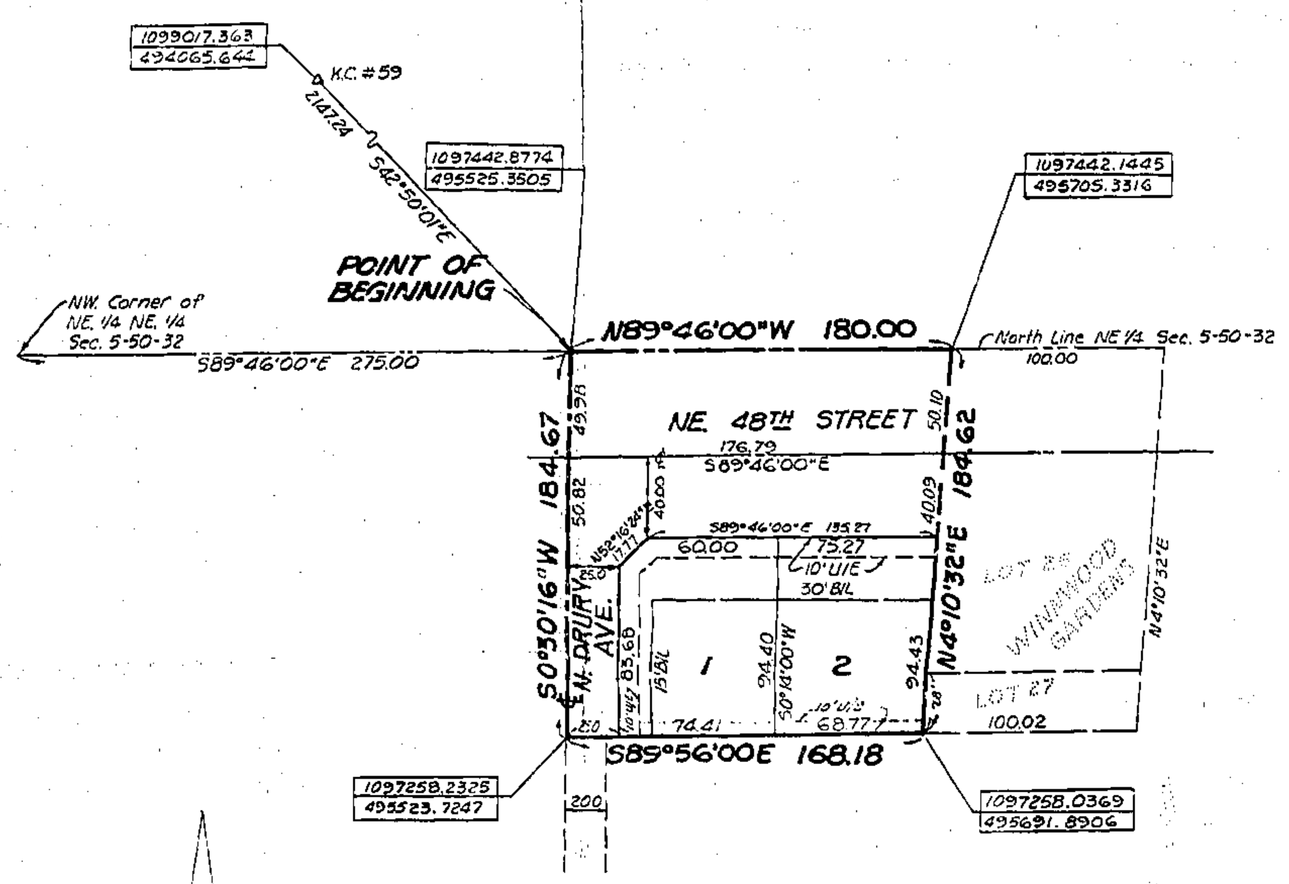
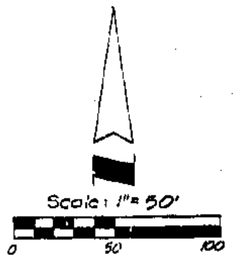
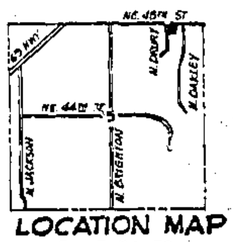
F 16063 SEP 20 1985

JAMES ADDITION

A SUBDIVISION OF KANSAS CITY, CLAY COUNTY, MISSOURI







LOCATION MAP
Sec 5-50-32

NOTE: All Bearings and Coordinates shown on this plat are based on the Kansas City, Missouri Grid System using a combined Grid Factor of 0.999902936

STREET GRADES

Street Grades on NE. 48th Street have been previously established by Ordinance No. 20075 as duly passed March 26th, 1956.

Street Grades on North Drury Avenue have been previously established by Ordinance No. 51287 as duly passed February 29, 1981.

Filed for record this 20th day of Sept A.D. 1985 at 3:21 o'clock P.M. and Recorded in Book 21 at Page 15 Wm. E. BLODGE Recorder By Wilma L. Baxter Deputy

AYLETT, RUTHERFORD & EUTSLER
SURVEYING, INC.
7200 N. GRAND
GLADSTONE, MISSOURI 64118

I hereby certify the details on this plat to be correct this 14th day of August, 1985.

Harold E. Rutherford, L.S.-294

58456

DESCRIPTION:
This is a subdivision and resurvey of all that part of Lots 26 and 27, WINNWOOD GARDENS, a subdivision of land in Kansas City, Clay County, Missouri, described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 5, Township 50 North, Range 32 West in Kansas City, Clay County, Missouri; thence South 89 degrees 46 minutes 00 seconds East along the North line of the Northeast Quarter of said Section 5, a distance of 275.00 feet to a point on the centerline of North Drury Avenue said point being the Point of Beginning of the tract of land herein to be described; thence South 0 degrees 3[illegible] minutes [illegible] seconds West along the centerline of North Drury Avenue, a distance of 184.67 feet; thence South 89 degrees 56 minutes 00 seconds East along a line 28.00 feet South of and parallel with the North line of Lot 27 of said WINNWOOD GARDENS, a distance of 168.18 feet; thence North 4 degrees [illegible] minutes 32 seconds East and parallel with the East line of Lots 26 and 27 of said WINNWOOD GARDENS, a distance of 184.62 feet to a point on the North line of the Northeast Quarter of said Section 5; thence North 89 degrees 46 minutes 00 seconds West along the North line of the Northeast Quarter of said Section 5, a distance of 180.00 feet to the Point of Beginning.
The above described tract of land contains 0.737 ACRES more or less.

DEDICATION:
The undersigned proprietors of the tract of land described has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision and plat shall be known as "JAMES ADDITION".

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 utility companies 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: Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

BUILDING LINE: 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.

The developer elects to pay the City of Kansas City, Missouri, a sum of Three Hundred Sixty-Six dollars and Ninety Six cents ($366.96) in lieu of required park land dedication for Two (2) single family units pursuant to Section 31.32, Code of General Ordinances, as amended.

IN TESTIMONY WHEREOF: The undersigned proprietors have hereunto set their hands this 14th day of August, 1985.

Milo Harris — Milo Harris
Margaret E. Harris — Margaret E. Harris

STATE OF MISSOURI)
COUNTY OF CLAY) s.s.

On this 14th day of August, 1985, before me the undersigned Notary Public personally appeared Milo Harris and Margaret E. Harris, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My Commission Expires: MARY H. BARKER, Notary Public - State of Missouri, Commissioned in Platte County, My Commission Expires August 1, 1987

Mary H. Barker
NOTARY PUBLIC

PRINT NAME

CITY PLAN COMMISSION

APPROVED: July 16, 1985
Thompson C. Nelson
Chairman: Thompson C. Nelson
Richard E. Duncan
Secretary: Richard E. Duncan

PUBLIC WORKS

APPROVED: Aug. 22, 1985
Donald Hurlbert
City Engineer: Don D. Hurlbert
APPROVED: 8-22-85
Myron D. Calkins
Director of Public Works: Myron D. Calkins

ENTRY NO.: 850526

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. 58450 duly authenticated as passed this 5th day of September, 1985.

Richard L. Berkley
Mayor: Richard L. Berkley

Richard Brenneman
City Clerk: Richard Brenneman

21/14/86 gm
Plat Book 21