Clay County, Missouri
Land Survey Document

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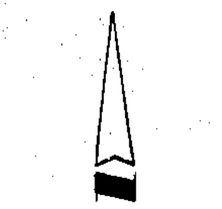
THOMSON TITLE CORP.
WESTOWNE I
P.O. BOX 212 - LIBERTY, MO 64068
PHONE (816) 792-0077

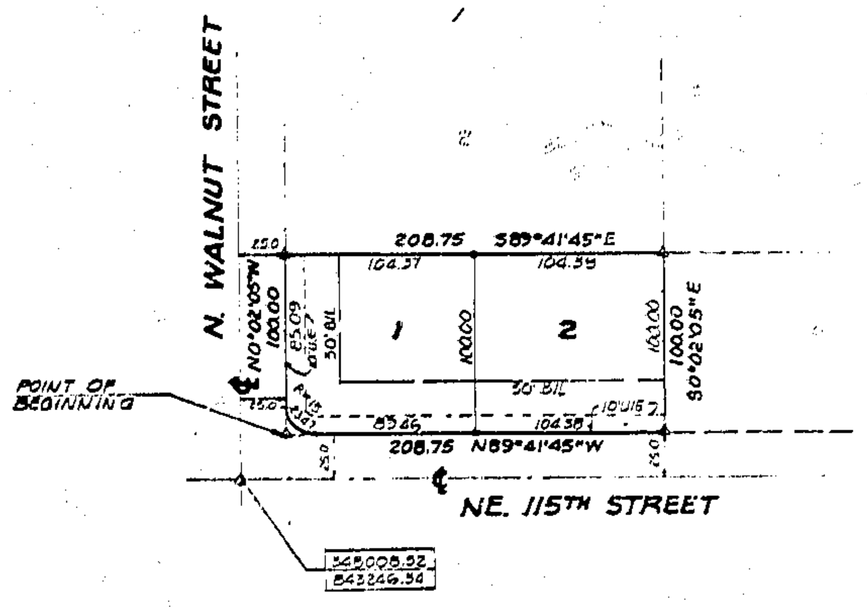
G 13727

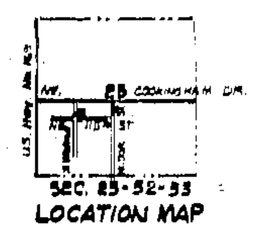
CHARTRAND'S ADDITION

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



SCALE : 1" = 50'





SEC. 25-52-33
LOCATION MAP

NOTE: The Bearings and Coordinates shown on this plat are based upon the Kansas City Metro Control System, using a Grid Factor of 0.9996982.

△ Denotes Bernsten Aluminum Monument with Corporation License No. 1560.

● Denotes 1/2" Rebar with Plastic Cap with Corporation License No. 1560.

AYLETT, RUTHERFORD & EUTSLER SURVEYING, INC.
7200 N. GRAND
GLADSTONE, MISSOURI 64118
(816) 436-0732

I hereby Certify, that the plat of CHARTRAND'S ADDITION subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further Certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: June 2, 1988

HAROLD C. RUTHERFORD LS-234

THOMSON TITLE CORP.
WESTOWNE I
P.O. BOX 212 - LIBERTY, MO 64068
PHONE (816) 792-0077

1604

DESCRIPTION: This is a subdivision and resurvey of all of the North 100.00 feet of Lot 3; Block 3, GILLESPIE'S SECOND ADDITION TO NASH, a subdivision of land in Section 25, Township 52 North, Range 33 in Kansas City, Clay County, Missouri; described as follows: Beginning at the Southwest Corner of the North 100.00 feet of said Lot 3; thence North 0 degrees, 02 minutes, 05 seconds West along the West line of said Lot 3, a distance of 100.00 feet to the Northwest Corner of said Lot 3; thence South 89 degrees, 41 minutes, 45 seconds East, a distance of 208.75 feet to the Northeast Corner of said Lot 3; thence South 0 degrees, 02 minutes, 05 seconds East along the East line of said Lot 3, a distance of 100.00 feet to the Southeast Corner of the North 100.00 feet of said Lot 3; thence North 89 degrees, 41 minutes, 45 seconds West along the South line of the North 100.00 feet of said Lot 3, a distance of 208.75 feet to the Point of Beginning.

The above described tract of land contains 0.479 Acres more or less.

DEDICATION: The undersigned proprietor of the tract of land described hereon has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "CHARTRAND'S 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, 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 and along the strips of land designated as "Utility Easements (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 on, or would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid pipes and specifically there shall not be built thereon 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 approximate elevation thereof without the written approval of the Director of Public Works, as to utility easements and/or the Director of Parks and Recreation as to other easements.

STREETS: 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.

PARK FUNDS: The undersigned owners do pay the City of Kansas City, Missouri, a sum of Two Hundred and Ninety-Nine and fourteen Cents ($299.14), in lieu of requiring park land dedication for Ten Single Family Units pursuant to Section 30.37, Code of General Ordinances, as amended.

IN CONFIRMATION WHEREOF: The undersigned proprietors have hereunto set their hands this 16th day of June, 1988.

Ronaldo Chartrand — Alice Chartrand

STATE OF MISSOURI, COUNTY OF CLAY

On this 16th day of June, 1988, before me the undersigned Notary Public personally appeared Ronaldo Chartrand and Alice Chartrand, husband and wife, to me known to be the persons described in and who 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 Clay County, Missouri, on the day and year last above written.

My Commission Expires: March 21st 1989 — Notary Public

CITY PLAN COMMISSION
Chairman: Wise Chairman — Secretary: Arthur E. Mc Duffie

PUBLIC WORKS
Approved: City Engineer: Duane D. Gunter
Approved: June 21, 1988 — Director: George E. Sweeney

#713

ENTRY NO.: 000824

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. 62710 duly authenticated on the 14th day of July, 1988.

Mayor: Richard L. Berkley — City Clerk: Catherine T. Nosing

7/1/88 TM
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