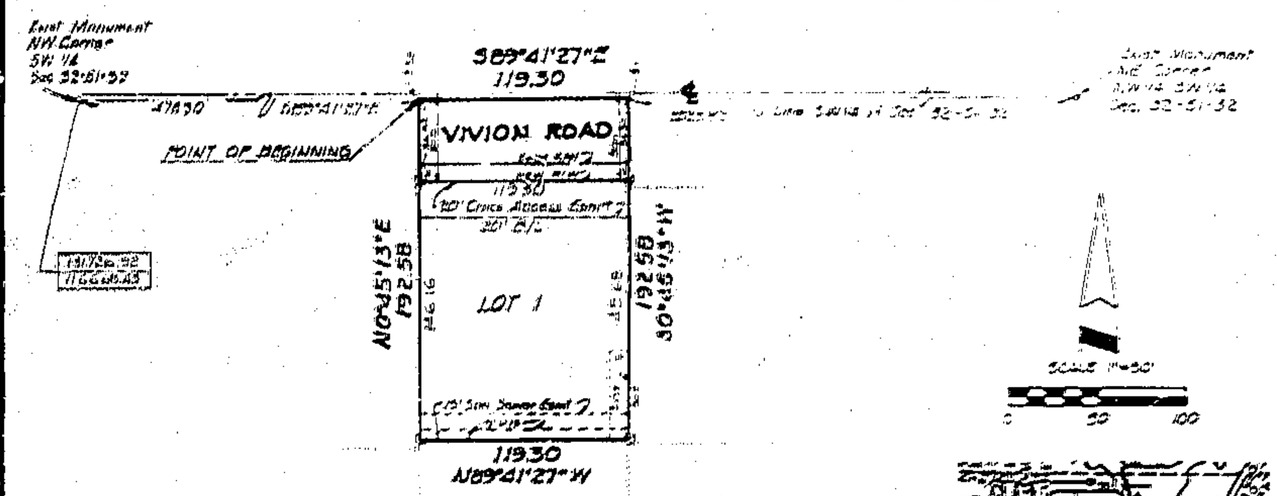
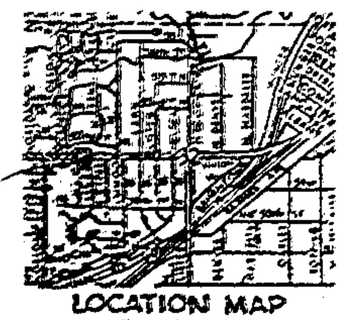
G 22306

MIDWEST JEWELERS

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI





LOCATION MAP
Sec 32-51-32

○ Denotes 2 1/4 inch Aluminum Bernstein Monument to be set after construction of Utilities and Street

U/E= Utility Easement
B/L= Building Line

RIGHT OF ENTRANCE:
The right of ingress and egress and travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of Fire and Police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse, and to the U. S. Postal Service for the delivery of mail. Provided, however, such right of ingress and egress does not include any obligation to construct or for any duty on the part of any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights. The right of ingress and egress is also granted to the public and to the owners, lessees, tenants, licensees or guest of the property adjoining Lot 2.

NOTE: The Bearings and Coordinates shown on this plat are based upon the Kansas City, Missouri Grid System using a combined Grid Factor of 0.9996288888

Access to Lot 1 is granted by an ingress-egress easement contained on the plat of Grove Plaza - Ordinance 62505 passed January 30 1981.

I hereby certify that the plat of MIDWEST JEWELERS subscribed to 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: July 29 1988

JOHN A. RUTHERFORD, LS-1014

AYLETT, RUTHERFORD & EUTSLER
SURVEYING, INC.
7200 N. GRAND
GLADSTONE, MISSOURI 64116 (816) 436-0732

24 3 1828

By Linda Edwards
Deputy

DESCRIPTION: All that part of the Southwest Quarter of Section 32, Township 51, Range 32, Kansas City, Clay County, Missouri, described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 32; thence South 89 degrees 41 minutes 27 seconds East along the North line of the Southwest Quarter of said Section 32, a distance of 478.80 feet to the point of beginning of the tract of land herein to be described; thence continuing South 89 degrees 41 minutes 27 seconds East along the North line of the Southwest Quarter of said Section 32, a distance of 119.30 feet; thence South 0 degrees 45 minutes 13 seconds West along the West line of LUCAS PLAZA, a subdivision of land in Kansas City, Clay County, Missouri, a distance of 192.58 feet to the Northeast corner of Lot 8b, CLARKHAVEN, a subdivision of land in Kansas City, Clay County Missouri; thence North 89 Degrees 41 minutes 27 seconds West along the North line of said Lot 8b, a distance of 119.30 feet; thence North 0 degrees 45 minutes 13 seconds East, a distance of 192.58 feet to the point of beginning of the tract of land herein described. The above described tract of land contains 0.53 Acres more or less.

EASEMENT DEDICATION: 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 easements (U/E). Where other easements are designed 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 streets, 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 each of the utilities, lands as may be reasonably necessary in exercising the rights granted by the easements. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth covering over the utilities above. Neither of the aforementioned therein without the written approval of the Director of Public Works, as to utility easements and/or the Director of Water and Pollution Control as to water main 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.

DEDICATION: The undersigned proprietors of the tract of land described herein have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "MIDWEST JEWELERS".

IN TESTIMONY WHEREOF: The undersigned proprietors have hereunto set their hands this 29 day of July, 1988.

Dennis E. Meierotto — Carol J. Meierotto

STATE OF MISSOURI
COUNTY OF CLAY

On this 29th day of July, 1988, before me the undersigned Notary Public personally appeared Dennis E. Meierotto and Carol J. Meierotto, 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 written above.

JUDY A. SHIRLING
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires May 30, 1990

My Commission Expires: _____ Notary Public

CITY PLAN COMMISSION
Approved: _____
CHAIRMAN: Thompson G. Ralph
SECRETARY: Richard E. Duncan

PUBLIC WORKS
Approved: 8-1-88
City Engineer: Dennis G. Conner

Approved: August 2, 1988
DIRECTOR: George A. Sarafin

ENTRY NO.: 301.8

#723

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. 62071 duly enacted and passed this 11th day of August, 1988.

MAYOR: Richard L. Berkley — MAYOR PRO-TEM

CITY CLERK: Catherine E. Rauh

10/14/89 PM
Plat Bk 24

http://www.ClayCoGov.com
Clay County, Missouri
Land Survey Document