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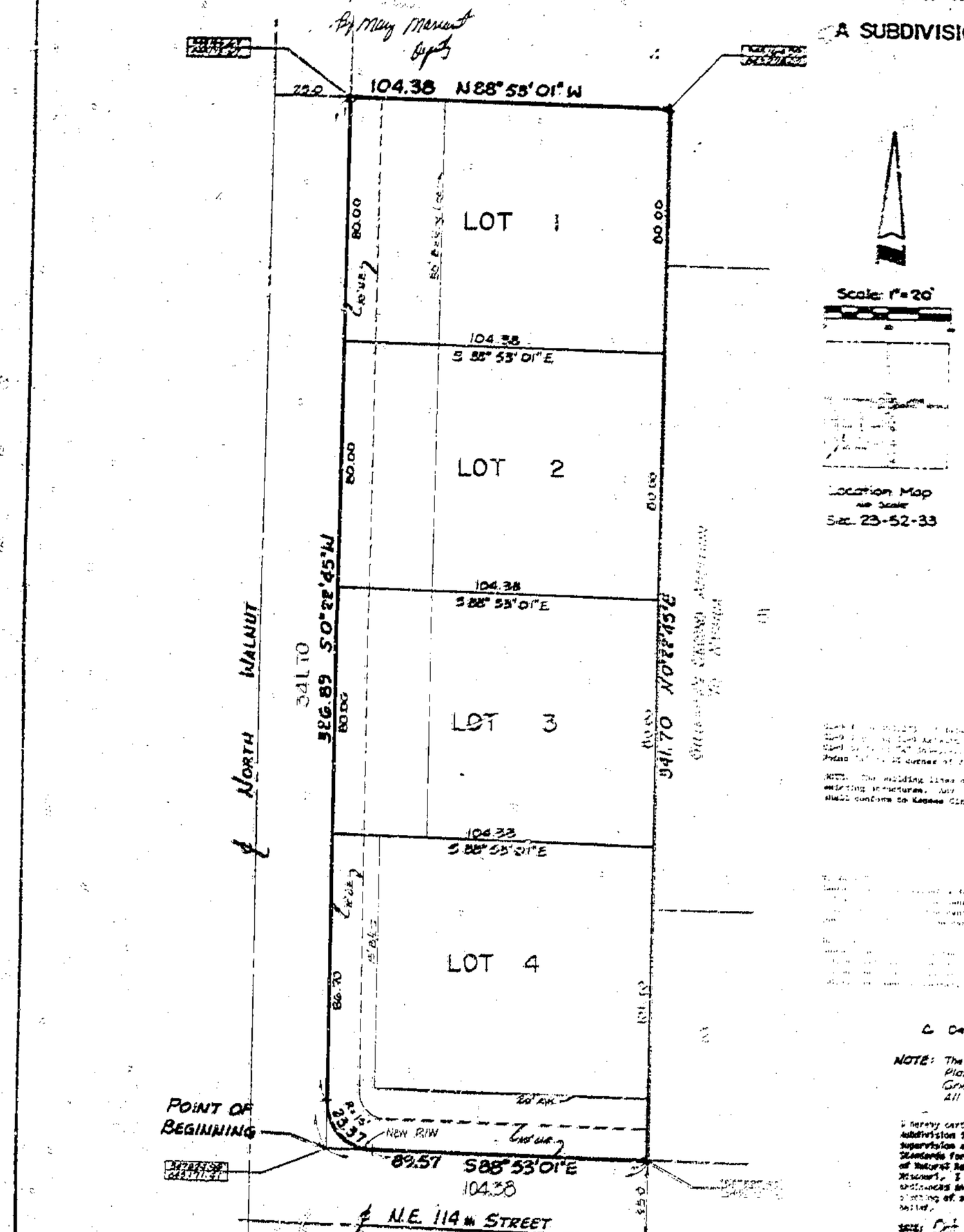
3608

MAXWELL'S ADDITION

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



AYLETT SURVEY COMPANY
7209 N. GRAND
GLADSTONE, MISSOURI 64118 (816) 436-0732

64835

DESCRIPTION: All that part of Lots 4, 5 and 12, Block 3, GILLESPIES SECOND ADDITION TO KANSAS, a subdivision of land in Kansas City, Clay County, Missouri, described as follows: Beginning at the Southwest corner of said Lot 12; thence South 88 degrees 53 minutes 01 seconds East along the Southerly line of said Lot 12, a distance of 104.38 feet; thence North 0 degrees 22 minutes 45 seconds East and parallel to the Easterly right of way line of No. Walnut, a distance of 341.70 feet; thence North 88 degrees 53 minutes 01 seconds West and parallel to the South line of said Lot 12, a distance of 104.38 feet to the Easterly right of way line of No. Walnut; thence South 0 degrees 22 minutes 45 seconds West along said right of way line, a distance of 341.70 feet to the point of beginning. The above described tract of land contains 0.816 acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon 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 "MAXWELL'S ADDITION".

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 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 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 coverage over the utilities above stated or the appurtenances thereto without the written approval of 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.

PARK LAND: The developers elect to pay the City of Kansas City, Missouri, a sum of Nine Hundred Eighty Seven Dollars and Ninety Cents ($987.90), in lieu of required park land dedication for Four Single Family Units pursuant to Section 31.37, Code of General Ordinances, as amended.

IN TESTIMONY WHEREOF: The undersigned proprietors of the above described tract of land have hereunto set their hands this 26th day of October 1989.

William D. Maxwell — Robert A. Maxwell — John T. Maxwell

STATE OF MISSOURI
COUNTY OF CLAY ss.

On this 26th day of October, 1989, before me the undersigned Notary Public personally appeared William D. Maxwell, Robert A. Maxwell and John T. Maxwell, joint tenants with right of survivorship, 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.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri the day and year last written.

My Commission Expires: 3-27-1990

Diana F. Aylett
NOTARY PUBLIC

Approved:
Vice-Chairman: J.W. Service
Secretary: Richard E. Duncan

Approved: Nov. 8, 1989
City Engineer: Dennis G. Dunker

Approved: December 3, 1989
Director: George L. Batterjee

ENTRY NO. 890700

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. 64835 duly authenticated as passed this 30th day of November, 1989.

Richard L. Berkley
MAYOR: Richard L. Berkley

Catherine L. Roche
CITY CLERK: Catherine L. Roche

CHANGE TABLE

[illegible]

NOTE: The building lines on lots [illegible] are varied to accomodate existing structures. Any future construction or reconstruction must conform to Kansas City, Missouri, standards.

RECOMMENDED

[illegible]			[illegible]	
[illegible]			[illegible]	
[illegible]			[illegible]	
[illegible]			[illegible]	
[illegible]	PVT		[illegible]	[illegible]
[illegible]	PVT		[illegible]	[illegible]
[illegible]	PVT		[illegible]	[illegible]

○ Denotes Bernsten Aluminum Monument

NOTE: The Bearings and Coordinates shown on this Plat are based upon the Kansas City Metro Grid System, using a Grid Factor of 0.9998984. All Coordinates are in meters.

I hereby certify that the plat of MAXWELL'S ADDITION subdivision is based on an actual survey made by us or under my direct supervision and that said survey meets or exceeds the current Missouri 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: Oct 26 89

STATE OF MISSOURI — Robert A. Aylett — REGISTERED LAND SURVEYOR

4/25/1994 Sidwell Plat

A-129

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