Clay County, Missouri
Land Survey Document
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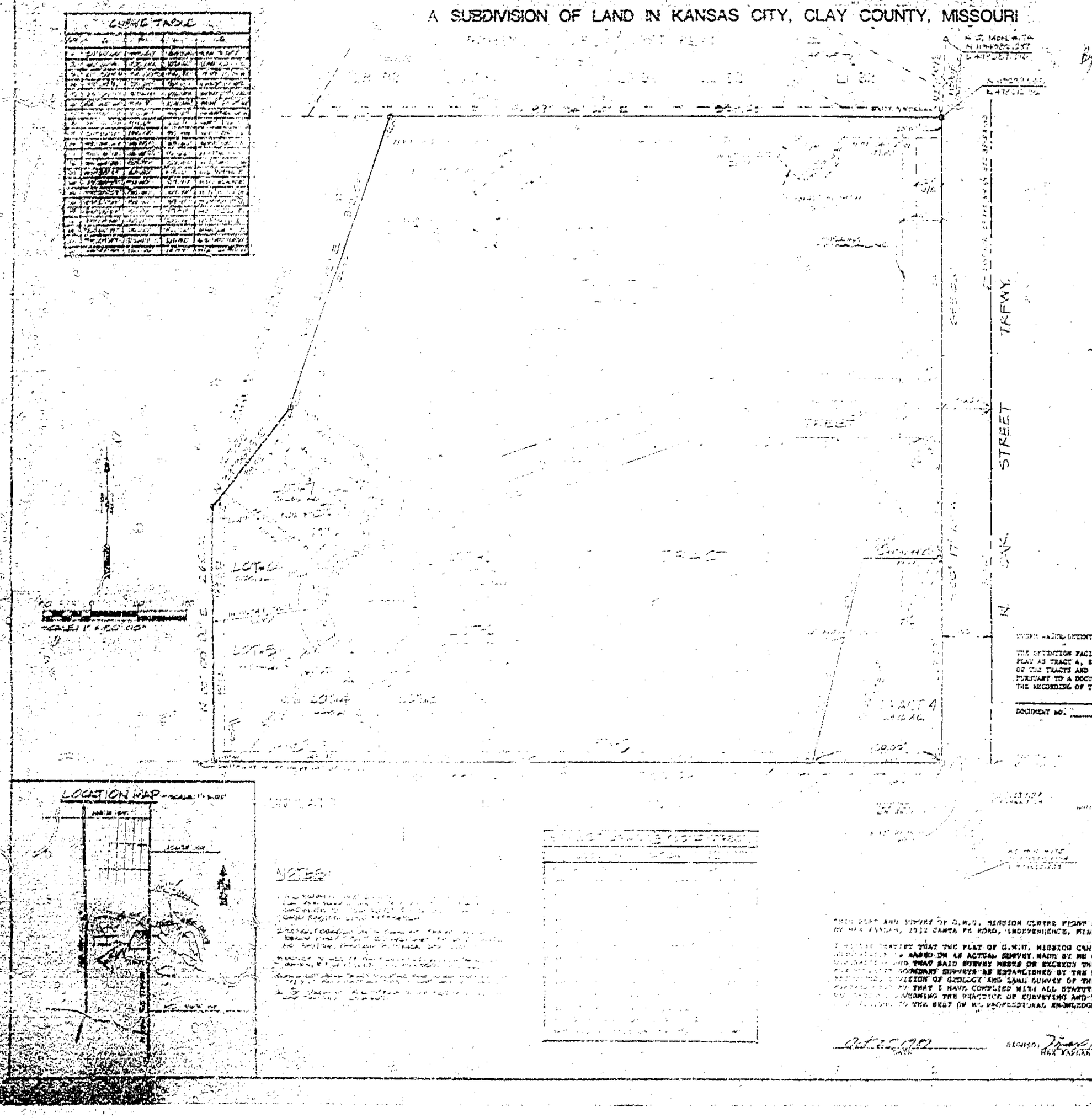
G.M.U. MISSION CENTRE FIRST AMENDED PLAT

A RESUBDIVISION OF A PORTION OF G.M.U. MISSION CENTRE
A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI



LEGAL DESCRIPTION: G.M.U. MISSION CENTRE FIRST AMENDED PLAT

ALL THAT PART OF LOT 1, G.M.U. MISSION CENTRE, A SUBDIVISION OF LAND LOCATED IN THE NORTHWEST ONE QUARTER OF SECTION 35, TOWNSHIP 52 NORTH, RANGE 34 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE N89°58'15"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 736.00 FEET;
THENCE N00°00'00"E, A DISTANCE OF 260.00 FEET;
THENCE N39°32'18"E, A DISTANCE OF 127.55 FEET;
THENCE N18°26'33"E, A DISTANCE OF 312.58 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1;
THENCE S89°34'20"W ALONG SAID NORTH LINE, A DISTANCE OF 558.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE S00°17'16"W ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 655.06 FEET TO THE POINT OF BEGINNING;
CONTAINING 440,523 SQ. FEET OR 10.113 ACRES MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS:

G.M.U. MISSION CENTRE FIRST AMENDED PLAT

EASEMENTS DEDICATION:

AN EASEMENT OR EASEMENT 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, SEWERS, 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 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 APPROPRIATE USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON BY THE OWNER 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 GROUND OR THE APPURTENANCES THERETO 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:

THE STREETS SHOWN ON THIS PLAT AND HEREFOFORE NOT DEDICATED TO PUBLIC USE AS THOROUGHFARES, ARE HEREBY SO DEDICATED.

SETBACK LINES:

BUILDING 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.

RIGHT OF ENTRANCE:

THE RIGHT OF ENTRANCE AND EGRESS IN 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 UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL. PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS GRANTED 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.

IN TESTIMONY WHEREOF, GOSPEL MISSIONARY UNION, A MISSOURI CORPORATION, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 28 DAY OF October, 1999.

ATTEST: Richard W. Brunsmann — SECRETARY — Dick L. Hank — PRESIDENT

STATE OF Missouri
COUNTY OF Clay SS

ON THIS 28th DAY OF October, 1999, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED DICK L. HANK WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF GOSPEL MISSIONARY UNION, A MISSOURI CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID DICK L. HANK ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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 IN THE YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: [illegible] — NOTARY PUBLIC

CITY PLAN COMMISSION
APPROVED [illegible]
CHAIRMAN - DAVID S. DAVIES
SECRETARY - RICHARD A. BOCCHI

PUBLIC WORKS
APPROVED [illegible] 1999
CITY ENGINEER - JAMES C. DONNEY

APPROVED November 1999
DIRECTOR - [illegible]

990702

CITY COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI BY ORDINANCE NUMBER [illegible] DULY AUTHENTICATED AS PASSED THIS [illegible] DAY OF [illegible]

MAYOR [illegible]
CITY CLERK - MARIAN [illegible]

SEWER MAIN EXTENSION:

THE DETENTION FACILITY WITHIN THE AREA SHOWN ON THIS PLAT AS TRACT A, SHALL BE MAINTAINED BY THE OWNERS OF THE TRACTS AND LOTS SHOWN WITHIN THIS PLAT PURSUANT TO A DOCUMENT RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT AND KNOWN AS _____ AND RECORDED AS DOCUMENT NO: 990627

NOTES:

THIS PLAT AND SURVEY OF G.M.U. MISSION CENTRE FIRST AMENDED PLAT, WAS EXECUTED BY MAX ENGINEERING, 1011 SANTA FE ROAD, INDEPENDENCE, MISSOURI 64052.

I HEREBY CERTIFY THAT THE PLAT OF G.M.U. MISSION CENTRE FIRST AMENDED PLAT WAS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION 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, AND 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.

10-25-1999 SIGNED: [illegible] MO. PLS 1547

11/25/1999 [illegible]

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