Clay County, Missouri
Land Survey Document

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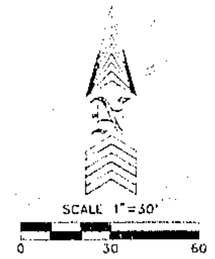
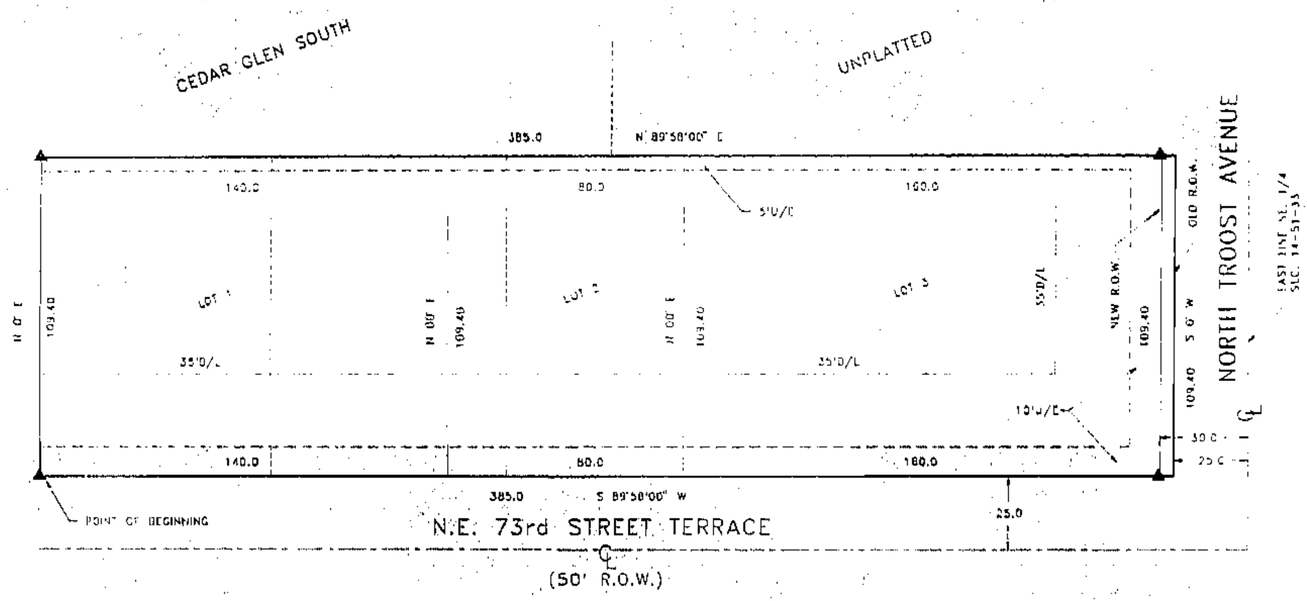
L 21975

HILL TOP MANOR

A SUBDIVISION IN GLADSTONE
Clay County, Missouri

STATE OF MO.
CLAY COUNTY
RECORDER'S OFFICE
92 FEB -3 PM 12:0
Book 18
By Mary Merrett
Deputy





DESCRIPTION:
All that part of the Southeast Quarter of Section 14, Township 51, Range 33, in the City of Gladstone, Clay County, Missouri and all that part of Lots 16 and 17, HILL TOP VIEW 2nd PLAT, a subdivision of land in the City of Gladstone, Clay County, Missouri, described as follows: Beginning at the Southwest corner of said Lot 16; thence North 0 degrees East along the Westerly line of said Lot 16, a distance of 109.40 feet to the Northwest corner of said Lot 16; thence North 89 degrees 58 minutes 00 seconds East along the Northerly line of said Lots 16 and 17 and their Easterly prolongation thereof, a distance of 385.0 feet to the Westerly right of way line of N. Troost; thence South 0 degrees West along the Westerly right of way of said N. Troost, a distance of 109.40 feet to the Northerly right of way line of NE. 73rd Street Terrace; thence South 89 degrees 58 minutes 00 seconds West along the Northerly right of way line of said NE. 73rd Street Terrace, a distance of 385.0 feet to the point of beginning.

DEDICATION: The undersigned proprietors of the hereon described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat and shall hereafter be known as "HILL TOP MANOR".

EASEMENTS: An easement or license is hereby granted to the City of Gladstone, Missouri to locate, construct and maintain or to authorize the location, construction, maintenance and use of conduits for all and any purpose, water, gas, sewer mains, poles and wires or all and any of them over, under and along strips marked "Utility Easement" or "U/E" or "Drainage Easement" or "D/E", EXCEPT, where designated for special purpose.

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

BUILDING LINES: Building lines or setback lines are hereby established as shown on this plat and no building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF: The undersigned proprietors have hereunto set their hands this 24th day of February, 1992.

Ronald J. Elliott — Ronald J. Elliott
Mary V. Elliott — Mary V. Elliott
William R. Shepherd — William R. Shepherd
Judith A. Shepherd — Judith A. Shepherd

STATE OF MISSOURI)
COUNTY OF CLAY)S.S.

On this 24th day of February, 1992, before me the undersigned Notary Public personally appeared Ronald J. Elliott and Mary V. Elliott, Husband and Wife and William R. Shepherd and Judith A. Shepherd, Husband and Wife, to me known to be the persons described in and who executed the same as their free act and deed.

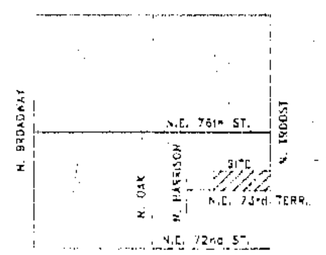
IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri, on the day and year last above written.

My Commission Expires: 3-27-1993

Donna L. Aylett
NOTARY PUBLIC

CITY PLAN COMMISSION
Recieved:
Approved: 2-3-92
Chairman: Terry O'Hara

CITY COUNCIL
Recieved:
Approved: 2-10-92
Ordinance NO. 3,044
Mayor: Anita Nelsom
City Clerk: Marilyn Schmeisel



SEC. 14-51-33

Location Map

PREPARED BY:

AYLETT SURVEY COMPANY
7200 NORTH GRAND
GLADSTONE MISSOURI 64118 (816) 436-0732
SURVEYORS AND ENGINEERS

I hereby certify that the plat of HILL TOP MANOR 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: 2-19-92 — SAM A. AYLETT LS-2074

SAM ANTHONY AYLETT NUMBER 2074 STATE OF MISSOURI

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement

△ Denotes Existing Monument

▲ Denotes 2 1/4 inch Aluminum Bernstein Monument to be set after construction of Utilities and Streets.

○ Denotes Existing Bar

● Denotes 1/2" Rebars to be Set with Plastic Caps #2074

B-189