Clay County, Missouri
Land Survey Document

14-50-33
91-10-36345-1
36345PLT.DWG

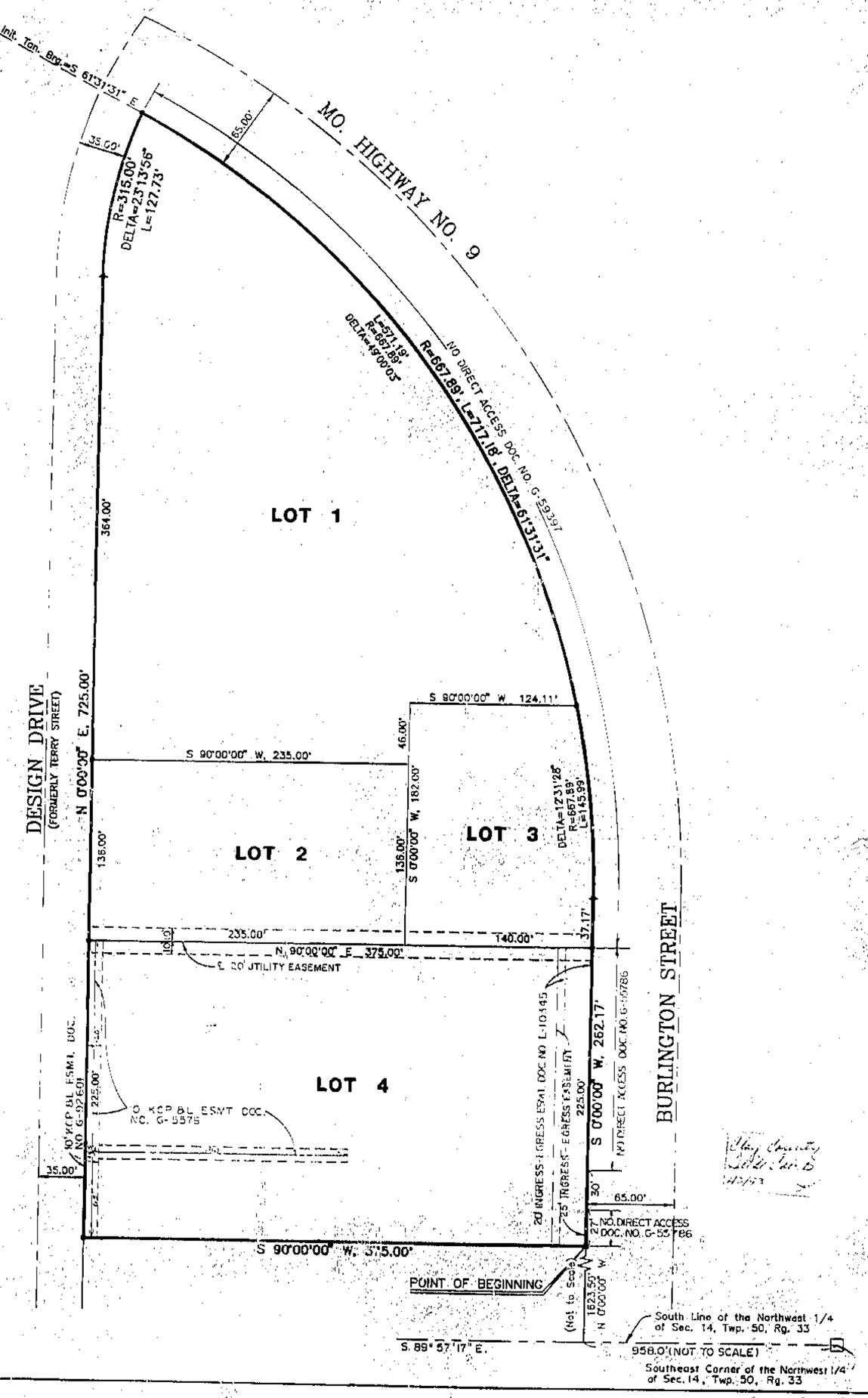
STATE OF MO.
CLAY COUNTY
I HEREBY CERTIFY THIS INSTR.
92 MR -9 P 4:07
FOR RECORD
CLERK & RECORDER OF DEEDS

L 22342 MAR 9 - 1992

By May Mercent
Deputy

MILLER AUTOMOTIVE

A SUBDIVISION OF LAND
IN NORTH KANSAS CITY, CLAY COUNTY, MISSOURI



SCALE: 1" = 50'

50 25 0 50 100 150
SCALE IN FEET

THE BEARING SYSTEM SHOWN HEREON IS ASSUMED.

NOTE: THE ABOVE PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND CHARGES, IF ANY, AS SET FORTH IN THE INSTRUMENT RECORDED UNDER DOCUMENT NO. F-52664 IN BOOK 1716 AT PAGE 471.

● DENOTES IRON PIN WITH 2" ALUMINUM CAP SET ON CORNER

AREA TABLE

LOT 1	117,249 SQUARE FEET	2.692 ACRES
LOT 2	31,980 SQUARE FEET	0.734 ACRES
LOT 3	24,716 SQUARE FEET	0.567 ACRES
LOT 4	84,375 SQUARE FEET	1.937 ACRES

FLOOD NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD BOUNDARY AND FLOODWAY MAP FOR THE CITY OF NORTH KANSAS CITY, MISSOURI, COMMUNITY PANEL NUMBER 290099B, LAST REVISED APRIL 30, 1976, THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA.

THE INGRESS-EGRESS EASEMENT SHOWN HEREON ACROSS LOT 4 IS FOR THE BENEFIT OF THE OWNERS OF LOT 3, THEIR AGENTS AND ASSIGNS.

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 19____.

_____
COUNTY RECORDER

DESCRIPTION: ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 50, RANGE 33, IN NORTH KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF BURLINGTON STREET, AS NOW ESTABLISHED, WITH THE SOUTH LINE OF SAID 1/4 SECTION; THENCE NORTH 0°-00'-00" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1823.50 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 90°-00'-00" WEST AT RIGHT ANGLES TO SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 375.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF DESIGN DRIVE, AS NOW ESTABLISHED (FORMERLY TERRY STREET); THENCE NORTH 0°-00'-00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 725.00 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 315.00 FEET AND A CENTRAL ANGLE OF 23°-13'-56", AN ARC DISTANCE OF 127.73 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY NO. 9, AS NOW ESTABLISHED; THENCE SOUTHEASTERLY AND SOUTHERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 61°-31'-31" EAST, A RADIUS OF 867.89 FEET AND A CENTRAL ANGLE OF 61°-31'-31", AN ARC DISTANCE OF 717.18 FEET TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY LINE OF BURLINGTON STREET; THENCE SOUTH 0°-00'-00" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 262.17 FEET TO THE POINT OF BEGINNING. CONTAINING 258,294 SQUARE FEET OR 5.93 ACRES, MORE OR LESS.

DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "MILLER AUTOMOTIVE".

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF NORTH KANSAS CITY, MISSOURI TO LOCATE, CONSTRUCT, AND MAINTAIN AND TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE OR USE OF CONDUITS, FOR ALL AND ANY PURPOSE: WATER, GAS AND SEWER MAINS, POLES, WIRES, ANCHORS, AND APPURTENANCES THERETO, OR ANY OR ALL OF THEM UPON, UNDER AND ALONG THE STRIPS OF LAND OUTLINED ON THIS PLAT AND DESIGNATED "UTILITY EASEMENT" OR "U.E.". STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

IN TESTIMONY THEREOF: THE UNDERSIGNED PROPRIETORS OF THE ABOVE TRACT OF LAND HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 28th DAY OF January, 19 92.

OWNER OF LOT 1

Jack C. Miller
JACK C. MILLER

Christopher J. Miller
CHRISTOPHER J. MILLER

STATE OF Missouri }
COUNTY OF Clay } S.S.

ON THIS 28th DAY OF January, 19 92, BEFORE ME APPEARED JACK C. MILLER AND CHRISTOPHER J. MILLER, AS JOINT TENANTS, 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 SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES 9-18-92

L. Hedrick
NOTARY PUBLIC

L. Hedrick
PRINT NAME

OWNER OF LOT 2

Jack C. Miller
JACK C. MILLER

Marney H. Miller
MARNEY H. MILLER

STATE OF Missouri }
COUNTY OF Clay } S.S.

ON THIS 28th DAY OF January, 19 92, BEFORE ME PERSONALLY APPEARED JACK C. MILLER AND MARNEY H. MILLER, HUSBAND AND WIFE, 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 SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES 9-18-92

L. Hedrick
NOTARY PUBLIC

L. Hedrick
PRINT NAME

MILLER / OVERFELT, INC., A MISSOURI CORPORATION
OWNER OF LOTS 3 AND 4

BY: Jack C. Miller
JACK C. MILLER, PRESIDENT

ATTEST: Melissa Overfelt
MELISSA OVERFELT, SECRETARY

STATE OF Missouri }
COUNTY OF Clay } S.S.

ON THIS 28th DAY OF January, 19 92, BEFORE ME APPEARED JACK C. MILLER, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS PRESIDENT OF MILLER / OVERFELT, INC., A MISSOURI CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE 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 JACK C. MILLER 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 SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES 9-18-92

L. Hedrick
NOTARY PUBLIC

L. Hedrick
PRINT NAME

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH KANSAS CITY, THIS 2nd DAY OF January, 1992.

Anne Brandt
ANNE BRANDT, CHAIRMAN

Billie Boyston
BILLIE BOYSTON, SECRETARY

APPROVED BY THE CITY COUNCIL OF THE CITY OF NORTH KANSAS CITY, THIS 18th DAY OF February, 19 92.

ORDINANCE NO. 6199

Elizabeth Short
ELIZABETH SHORT, MAYOR

Bonnie Harlin
BONNIE HARLIN, CITY CLERK

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF "MILLER AUTOMOTIVE" 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 SURVEYS OF THE STATE OF MISSOURI.

DATE JANUARY 28, 1992

ANDERSON SURVEY COMPANY, INC.
6412 EAST 87TH STREET
KANSAS CITY, MISSOURI 64138
(816) 361-5556

BY James S. Anderson
JAMES S. ANDERSON
MISSOURI REGISTERED LAND SURVEYOR NO. 1726

14-50-33
91-10-36345-1
36345PLT.DWG

http://www.ClayGov.com