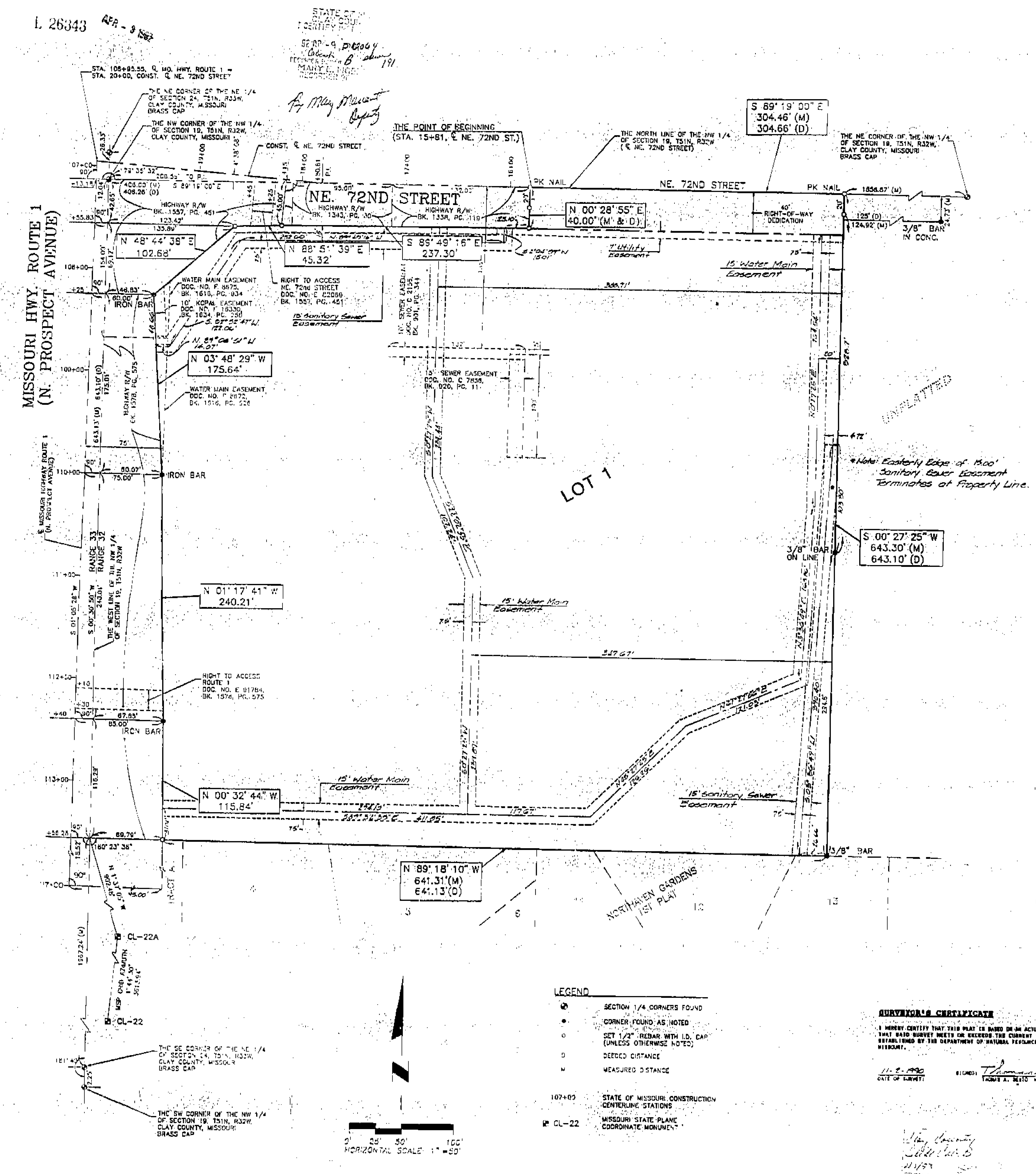
Clay County, Missouri
Land Survey Document

L 26343



LOT 1
GLADSTONE COMMONS

BEING A PLATTING OF PART OF THE N.W. 1/4
OF SECTION 19, T51N, R32W OF THE 5TH P.M.,
GLADSTONE, CLAY COUNTY, MISSOURI

BOUNDARY DESCRIPTION

THE NORTH 643.1 FEET OF THE WEST 710.92 FEET OF THE NORTHWEST 1/4 OF SECTION 19, T51N, R32W OF THE 5TH P.M., GLADSTONE, CLAY COUNTY, MISSOURI EXCEPTING THEREFROM THOSE TRACTS CONVEYED TO THE STATE OF MISSOURI FOR ROAD PURPOSES ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: [illegible] CONTAINS 401,440 SQUARE FEET, OR 9.22 ACRES.

DEDICATIONS

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 HERE AFTER BE KNOWN AS "GLADSTONE COMMONS".

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF GLADSTONE, MISSOURI TO LOCATE, CONSTRUCT, OPERATE AND MAINTAIN FACILITIES AND TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF CONDUITS FOR ALL AND ANY PURPOSE: [illegible]

STREETS: STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

NOTES

1. EASEMENTS OF RECORD AND RIGHT-OF-WAY DOCUMENT INFORMATION FOR THIS PLAT IS REFERENCED TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. [illegible], EFFECTIVE JULY 25, 1991 AT 2:29.9 P.M.
2. THE FOLLOWING EASEMENT/RIGHT-OF-WAY DOCUMENTS ENCUMBER SAID PROPERTY BUT CONTAIN AMBIGUOUS OR DEFICIENT DESCRIPTIVE INFORMATION SUCH THAT THE EXACT LOCATION CANNOT BE DEPICTED ON THIS PLAT: [illegible]
3. THE FOLLOWING EASEMENT/RIGHT-OF-WAY DOCUMENTS (INCIDENT LAND CURRENTLY WITHIN MISSOURI ROUTE 1 (N. PROSPECT AVE.) AND N.E. 72ND STREET RIGHT-OF-WAY): [illegible]
4. THE FOLLOWING RIGHT-OF-WAY CONVEYANCE DOCUMENTS CONTAIN TEMPORARY EASEMENTS FOR CONSTRUCTION FOR WHICH THERE IS DOUBT ABOUT THEIR EFFECTIVE STATUS: [illegible]
5. A TEMPORARY SEWER LINE CONSTRUCTION EASEMENT GRANTED TO THE CITY OF GLADSTONE IN BOOK 907, PAGE 798, AS DOCUMENT NO. C-4251 [illegible] BY VIRTUE OF THE SEWER'S CONTINUED USE, STILL BE IN EFFECT.
6. THE PROPERTY IS SUBJECT TO TERMS AND PROVISIONS OF THE LAND DEVELOPMENT AGREEMENT AND RESTRICTIVE COVENANT DATED JULY 18, 1991, BETWEEN THE CITY OF GLADSTONE AND PROSPECT 72nd DEVELOPMENT COMPANY AS AUTHORIZED BY GLADSTONE RESOLUTION NO. [illegible] BUT NOT YET FILED FOR RECORD WITH THE RECORDER OF DEEDS OF CLAY COUNTY.
7. THE TIES TO MISSOURI STATE PLANE COORDINATE MONUMENTS ARE BASED ON KANSAS CITY METRO CONTROL PROJECT STATE PLANE COORDINATE (MISSOURI-WEST ZONE) DATA.

EXECUTION

IN TESTIMONY WHEREOF, HY-VEE FOOD STORES, INC., AN IOWA CORPORATION, HAS BY THE AUTHORITY OF ITS BOARD OF DIRECTORS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY ITS ASSISTANT SECRETARY THIS ____ DAY OF ____, 199_. (SEAL)

RONALD D. PEARSON, PRESIDENT — ATTEST: JAMES D. MEYER, ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF IOWA
COUNTY OF LUCAS SS

BE IT REMEMBERED, THAT ON THIS 23rd DAY OF March 19 92, BEFORE ME PERSONALLY APPEARED RONALD D. PEARSON AND JAMES D. MEYER TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE PRESIDENT AND ASSISTANT SECRETARY OF HY-VEE FOOD STORES, INC., AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID RONALD D. PEARSON 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 ON THE DAY AND YEAR LAST WRITTEN.

NOTARY PUBLIC — Marina D. Anderson (PRINT NAME) — February 15, 1993 (MY COMMISSION EXPIRES)

APPROVALS

RECEIVED: ____ APPROVED: 4-15-91 — CHAIRMAN: ARTHUR N. HAMMER
RECEIVED: ____ APPROVED: 4-22-91 — MAYOR
ORDINANCE NO. 3.000 — CITY CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT 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.

11-8-1990 (DATE OF SURVEY) — (SIGNED) Thomas A. Szeto — THOMAS A. SZETO NO. L.S. 1591

LOCATION MAP
SECTION 19, T51N, R32W
SCALE: 1" = 2000'

PREPARED FOR:
HY-VEE FOOD STORES, INC.
1801 OSCEOLA AVENUE
CHARITON, IOWA 50049

PREPARED BY:
LANKFORD, THOMPSON, DREESSEN & DORNER, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
LAND PLANNERS
10383 N. EXECUTIVE HILLS BOULEVARD, SUITE 100
KANSAS CITY, MISSOURI 64153 (816) 891-2523

SHEET 1 OF 1 SHEETS

http://www.ClayCoGov.com