Clay County, Missouri
Land Survey Document

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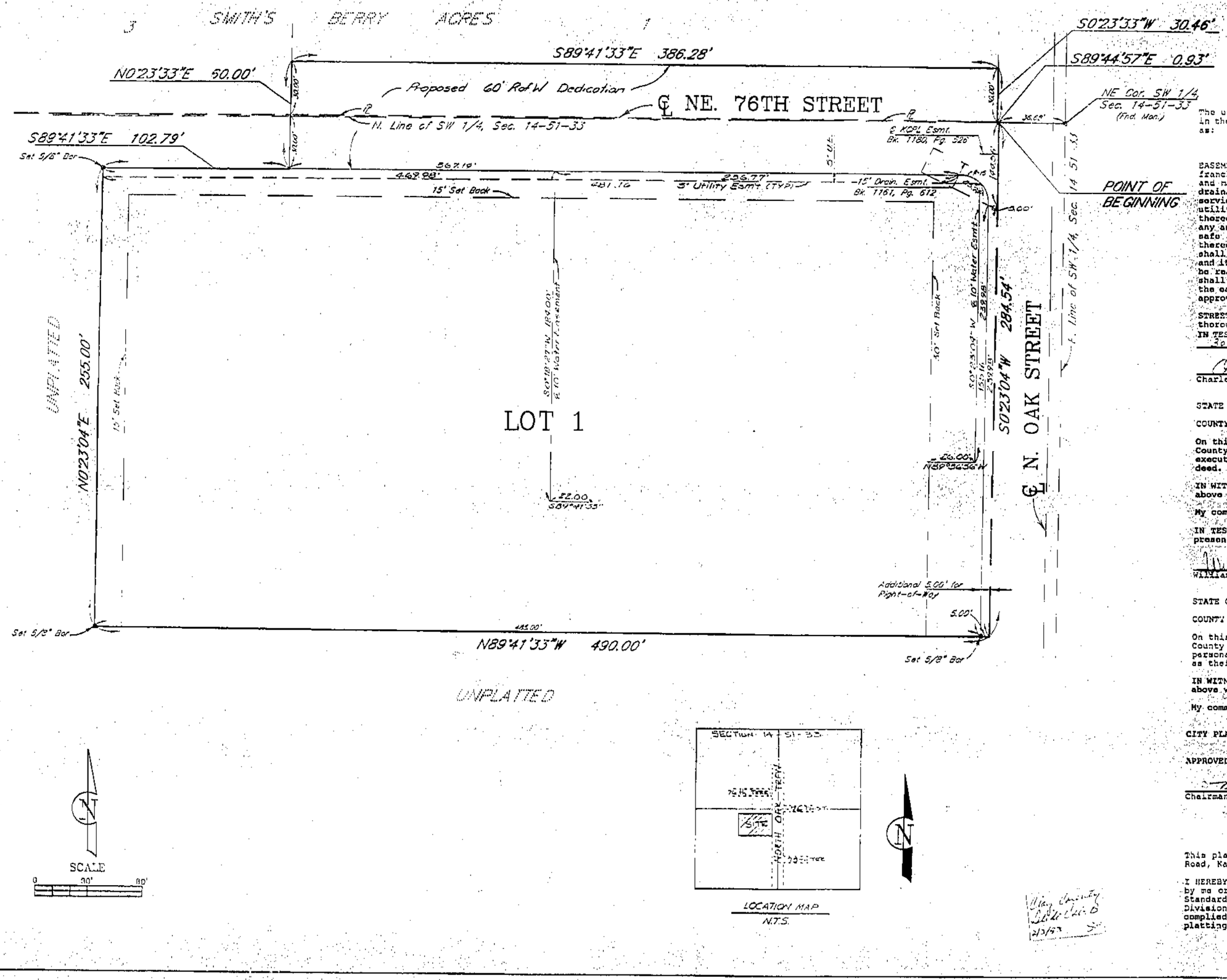
RYAN'S PLAZA

A Subdivision of land in Gladstone, Clay County, Missouri



LEGAL DESCRIPTION:

A subdivision of land in the Northwest Quarter and the Southwest Quarter of Section 14, Township 51, Range 33, and a Replat of Part of Lot 1, SMITH'S BERRY ACRES, a subdivision of land in the Northwest Quarter of Section 14, Township 51, Range 33, all being in the City of Gladstone, Clay County, Missouri, being bounded and described as follows: Beginning at the intersection of the North line of the Southwest Quarter of said Section 14, and the West line of North Oak Street Trafficway, as now established; thence South 0°23'04" West, along said West line, 284.54 feet; thence North 89°41'33" West, parallel with the South line of said SMITH'S BERRY ACRES, 490.00 feet; thence North 0°23'04" East, 255.00 feet; thence South 89°41'33" East, parallel with said South line, 102.79 feet; thence North 0°23'33" East, on a prolongation South of the West line of said Lot 1, 50.00 feet to a point 30.00 feet North of the Southwest Corner of said Lot 1; thence South 89°41'33" East, parallel with and 30.00 feet North of the South line of said Lot 1, 386.28 feet to a point on the West line of the aforementioned North Oak Street Trafficway; thence South 0°23'33" West, along said North Oak Street Trafficway, 30.46 feet to a point on the North line of the Southwest Quarter of said Section 14; thence South 89°44'57" East, along said North line, 0.93 feet to the point of beginning. Containing 3.40 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land 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:

RYAN'S PLAZA

EASEMENTS: An easement is hereby granted to Gladstone, Missouri, and to the utility companies franchised to operate in Gladstone, 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 easement (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of 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 Gladstone, 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 stated or the appurtenances thereto without the written approval of the Director of Public Works.

STREETS: The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

IN TESTIMONY WHEREOF: CHARLES A. RYAN, A Single Person, has caused these presents to be signed this 30 day of April, 1992.

Charles A. Ryan

STATE OF MISSOURI)
) SS:
COUNTY OF Clay)

On this 30 day of April, 1992, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Charles A. Ryan, a single person, to me personally known, who executed the foregoing instrument and acknowledged that he executed the same as his own free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

My commission expires: January 29, 1993 — Mary M. Walker, Notary Public

IN TESTIMONY WHEREOF: WILLIAM L. RYAN and FRANCIS M. RYAN, Husband and Wife, have caused these presents to be signed this 30 day of April, 1992.

William L. Ryan — Francis M. Ryan

STATE OF WISCONSIN)
) SS:
COUNTY OF DANE)

On this 30th day of April, 1992, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came William L. Ryan and Francis M. Ryan, husband and wife, to me personally known, who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

My commission expires: 11-21-95 — Jacqueline A. M. Conley, Notary Public

CITY PLAN COMMISSION:

APPROVED: 4-30-92

Chairman: Terrance O'Hara

CITY COUNCIL:

APPROVED: 4-27-92 ord. 3.063

Mayor: Bill Reynolds

City Clerk: Marilyn F. Ahnefeld

This plat and survey of RYAN'S PLAZA were executed by John F. Lutjen & Associates, 5577 NW Barry Road, Kansas City, MO 64151.

I HEREBY CERTIFY: that the plat of RYAN'S PLAZA, a 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 platting of subdivisions to the best of my professional knowledge and belief.

4-30-92 — Date

Signed: W. James Schowe, RLS# 1989