Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

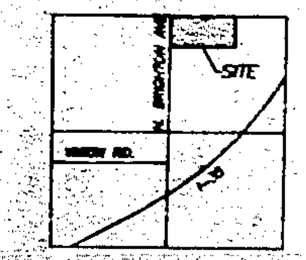
N 1672

Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732

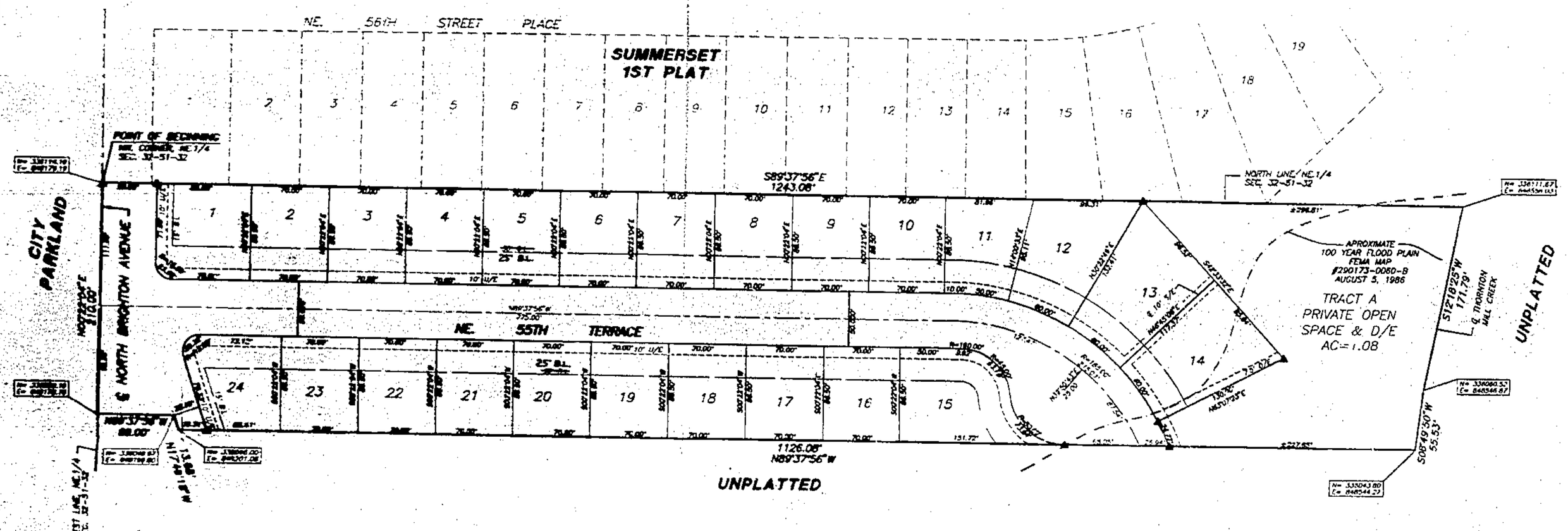
BRIAN'S RIDGE

A SUBDIVISION IN KANSAS CITY
Clay County, Missouri

STATE OF MO.
CLAY COUNTY
COUNTY INSTR. REC'D
96 OCT -4 AM 8:28
October 6 1996
CHARLES OBERLY
RECORDER OF DEEDS
By Mary Marcant
Deputy



SEC. 32-51-32
Location Map



LEGAL DESCRIPTION:

DEDICATION: The undersigned proprietors of the tract of land described herein have caused the same to be subdivided in the manner as shown on the accompanying plat under subdivision name to be known as "BRIAN'S RIDGE".

EASEMENTS: An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, telephone, sewer, cable television, and other public utilities, and/or other purposes, over, upon, and through the areas marked or described as utility easements (U/E). Where other easements are designated on the plat for specific purposes, the easement will be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which may interfere with the proper operation and maintenance of the aforesaid utilities. Grantor shall have the right from time to time and at all times hereafter to cut all trees or underbrush and remove all obstructions which may interfere with the operation of said utilities. Grantor shall have the right, upon such terms and conditions as Grantee may approve, to use the easement area for purposes not interfering with the rights herein granted to the aforesaid utilities. The obstruction of or failure to locate or operation of any field or underground utility shall not relieve the owner of the property from the payment of the bill for such service and the utility owner shall not be responsible for any damage resulted therefrom.

PRIVATE OPEN SPACE: Private open space is hereby reserved on the structure of the Developer in lieu of the required parkland dedication for 24 single-family units, pursuant to Section 88-408, Code of General Ordinances, as amended, in accordance with the terms and conditions of Ordinance No. _____ passed _____, 19__. Maintenance of said private open space shall be the responsibility of Home Owners Association, as governed by the declaration of covenants, conditions and restrictions.

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

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between the line and the street lot line. Not to Scale.

IN TESTIMONY WHEREOF, BALDWIN PROPERTIES, INC., a Missouri 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 hereto affixed by its Secretary this 8th day of August, 1996.

BALDWIN PROPERTIES, INC.
Alan Baldwin
Alan Baldwin, President

No Seal

STATE OF MISSOURI }s.s.
COUNTY OF CLAY }

On this 8th day of August, before me appeared Alan Baldwin to me personally known, who being by me duly sworn, did say that he is President of BALDWIN PROPERTIES, INC., and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said Alan Baldwin acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires March 27, 2000

Donna F. Aylett
NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED:
Chairman: Wilfred E. Hart, Sr.
Assistant Secretary: Virginia L. Wolen

PUBLIC WORKS

APPROVED:
CITY ENGINEER: Charles E. Dunn

APPROVED:
For: DIRECTOR: George E. Wolf, Jr.

ENTRY NO. 960465

COUNCIL

This is to Certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. 961154 duly authorized on passed this _____ day of _____, 1996.

MAYOR: Emanuel Cleaver II

Catherine I. Reisch
CITY CLERK
CITY CLERK: Catherine I. Reisch

Prepared For:
BALDWIN PROPERTIES, INCORPORATED
3727 North Oak
Kansas City, MO. 64116

Orb P
11/15/96 S/P

JOB NUMBER
22059
22059FP0.DWG

SEE BOOK 2005 PAGE 304 304