Clay County, Missouri
Land Survey Document

NOV 13 1996
N 21278

THOMSON TITLE CORP.
P.O. BOX 213 - LIBERTY, MO 64068
PHONE (816) 792-0077

**LEGAL DESCRIPTION**

All that part of Lot 4, H. KENNETH TAYLOR SUBDIVISION, a subdivision in the City of Gladstone, according to the recorded plat thereof, together with all that part of the Southwest Quarter of Section 35 of in Township 51, Range 33, located partly in the City of Gladstone and partly in Kansas City, all in Clay County, Missouri, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 4; THENCE South along the East line of said Lot 4, being also the West line of Lot 1 of VIVION OAKS ADDITION, a subdivision in Kansas City of said County and State, according to the recorded plat thereof, a distance of 258 feet, more or less to the Southwest corner of said Lot 1; THENCE Southerly along the Southerly line of said Lot 1, and its Southerly prolongation, a distance of 403.1 feet, more or less to a point of intersection with the Northerly prolongation of the East line of Tract "A", OLD PIKE ACRE, a subdivision in Kansas City of said County and State, according to the recorded plat thereof; THENCE South 0 degrees 33 minutes 50 seconds West along said Northerly prolongation, 270.80 feet, more or less to the Northeast corner of said Tract "A"; THENCE North 89 degrees 18 minutes 30 seconds West along the North line of said Tract "A", 207.51 feet to the Northwest corner thereof; THENCE the following courses and distances along the Westerly and Southwesterly line of said Tract "A": THENCE Southwesterly along a curve to the left, having a radius of 1751.84 feet and a central angle of 15 degrees 33 minutes 40 seconds, an arc distance of 475.79 feet; THENCE South 0 degrees 41 minutes 47 seconds West, a distance of 35 feet; THENCE Southerly and Southwesterly along a curve to the right, tangent to the last described course, having a radius of 105 feet and a central angle of 40 degrees 22 minutes 03 seconds, an arc distance of 73.98 feet; THENCE South 0 degrees 41 minutes 47 seconds West, 128.29 feet to the Southwest corner of said Tract "A", being also a point on the North right of way line of U.S. Highway Route No. 69 (Vivion Road), as now established; THENCE Southwesterly along said North right of way line, having an initial tangent bearing of South 83 degrees 21 minutes 29 seconds West, a radius of 5,729.65 feet and a central angle of 0 degrees 15 minutes 39 seconds, an arc distance of 25.78 feet; THENCE North 25 degrees 39 minutes 30 seconds West along said North right of way line, a distance of 2.78 feet; THENCE North 25 degrees 39 minutes 30 seconds West, 323.13 feet; THENCE North 23 degrees 43 minutes 06 seconds West, 427.27 feet to the Southwest corner of Lot 4 of H. KENNETH TAYLOR SUBDIVISION; THENCE the following courses and distances along the Southwesterly line of said Lot 4: THENCE North 30 degrees 56 minutes 55 seconds West, 387.39 feet; THENCE North 26 degrees 04 minutes 30 seconds West, 336.50 feet; THENCE North 24 degrees 42 minutes 30 seconds West, 196.28 feet to the Northwest corner of said Lot 4; THENCE South 89 degrees 27 minutes 59 seconds East along the North line of said Lot 4, a distance of 893.28 feet to the POINT OF BEGINNING. Less and except that part of Old Pike Road right of way as established by Document No. B-75804 in Book 816 at Page 613 and except that part of the East half of said Southwest Quarter deeded to Kansas City, Missouri for a Sanitary Lift Station and recorded as Document No. B-81042 in Book 833 at Page 28.

**DEDICATIONS:**

*Easement Dedication*

An Easement is hereby granted to Kansas City, Gladstone, Missouri, for the purpose of Locating, Constructing, Operating, and Maintaining facilities for Water, Gas, Electricity, Sewerage, 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 particular purpose, the use thereof shall be limited to that purpose only. All 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 Kansas City, 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 written approval of either the Director of Public Works, or the Director of Water Services.

**STREET DEDICATION**

The Streets, Avenues and Public Ways as shown on this Plat and not heretofore dedicated to Public Use as thoroughfares are hereby so Dedicated.

**RIGHT OF ENTRANCE**

Right of Entrance: The Right of Ingress and Egress and Travel along any Street or Drive within the Boundaries of the Property is hereby Granted to Kansas City, Missouri, for the purpose of Fire and Police Protection, Maintenance of Water Mains, Sanitary and Storm Sewer Line, Collection of Garbage and Refuse, to the various Public Utilities for Maintenance of their respective Utilities, and the U.S. Postal Service for the Delivery of Mail. The Right of Ingress-Egress is hereby granted to the Public for Access to adjacent property through areas marked Access Easements or A.E., or Utility Easement, Util. Esmt. or U/E.

**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 Street Right-of-Way or Boundary Lines.

# FINAL PLAT of HOME DEPOT - GLADSTONE

## A SUBDIVISION OF LAND IN GLADSTONE-KANSAS CITY, CLAY COUNTY, MISSOURI IN THE SOUTH HALF OF SECTION 35-51-33

The Undersigned Proprietor(s) of the above described Tract of Land caused the same to be Subdivided in the manner as shown on the accompanying Plat, which Subdivision and Plat shall hereinafter be known as "HOME DEPOT - GLADSTONE".

**EXECUTION**

In Testimony Thereof, the Undersigned Proprietor(s) of "HOME DEPOT - GLADSTONE", has caused these presents to be signed this 14 Day of October, 1996.

VIVION ASSOCIATES, L.P.
A DELAWARE LIMITED PARTNERSHIP

BY: [signature]
GENERAL PARTNER

**ACKNOWLEDGMENT**

STATE OF Kansas )
COUNTY OF Johnson ) SS

Be It remembered that on this 14 Day of October, 1996 before me personally appeared KEITH CARNEY, to me personally known to be the same person who executed the foregoing instrument of writing, and acknowledged said instrument to be his free Act and Deed.

In Witness Whereof, I have hereunto set my Hand and Affixed my Seal on the Day and Year last written above.

Notary Public [signature] My Commission Expires 2/23/99
Print Name SANDRA J. [illegible]

**APPROVALS**

Approved by the City of Gladstone, Missouri Planning Commission, This 3rd Day of September, 1996.
Chairman, Wayne Beer [signature]

Approved by the City of Gladstone, Missouri Public Works Department Division of Engineering, This 9th Day of September, 1996.
City Engineer, Jerry Meneffee [signature]

This is to Certify that the within Plat was Duly Submitted to and approved by the Council of Gladstone, Missouri, by Ordinance Number 3.555 Duly Authenticated as Passed this 3rd Day of September, 1996.

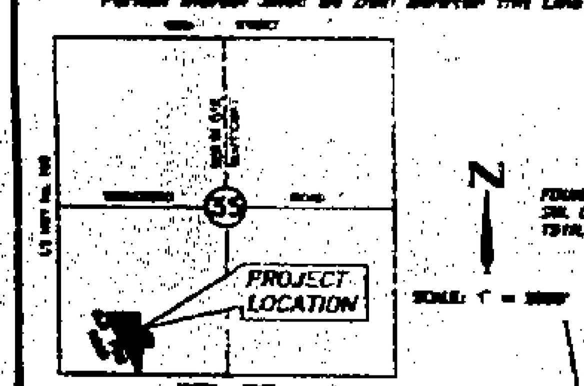
[signature] Mayor, Art Narkman — [signature] City Clerk, Marilyn Ahnefeld

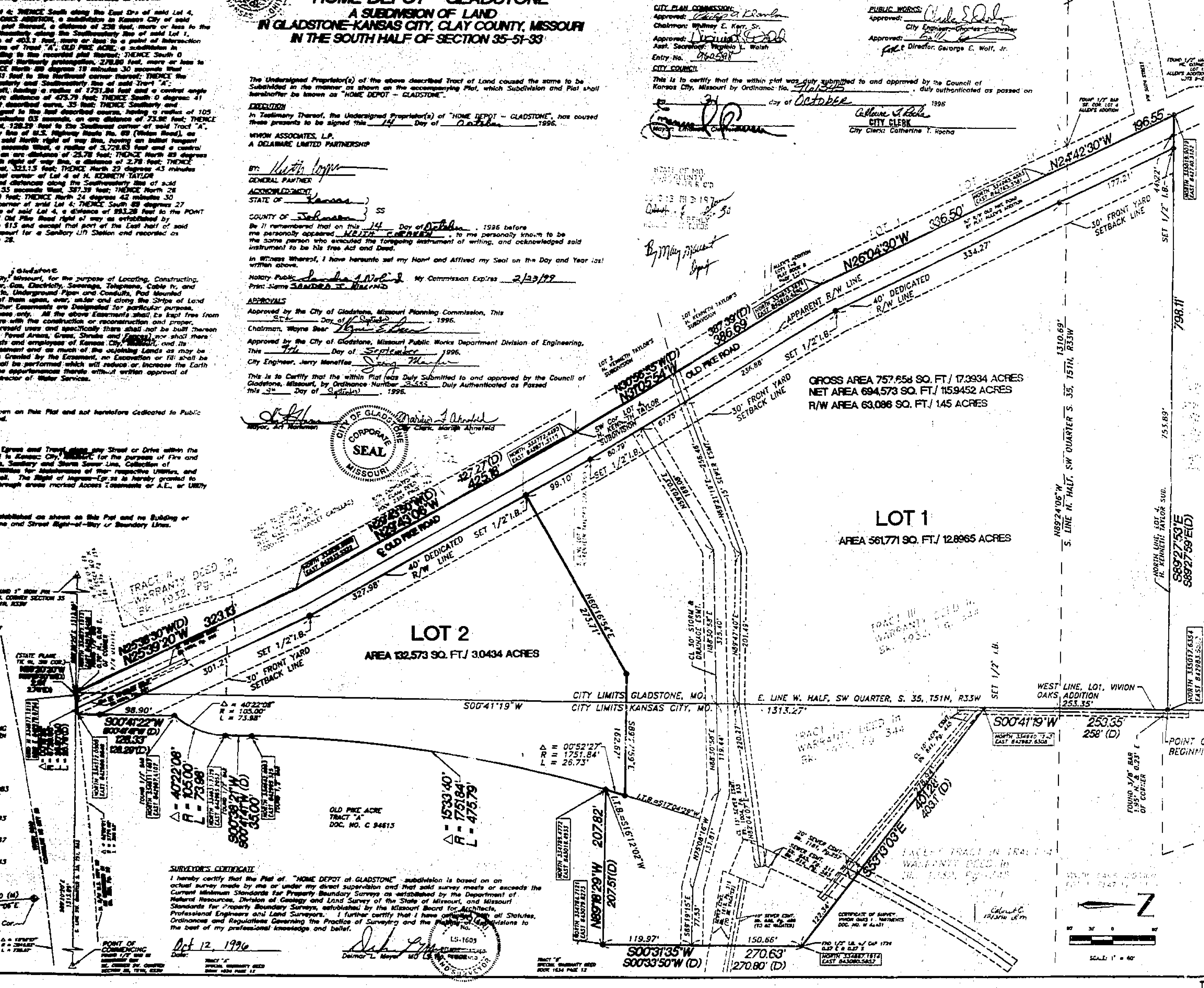
CITY OF GLADSTONE CORPORATE SEAL MISSOURI

**CITY PLAN COMMISSION:**
Approved: [signature]
Chairman: Whitney E. Kerr, Sr.
Approved: [signature]
Asst. Secretary: Virginia L. Walsh
Entry No. 960591

**CITY 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. 961395, duly authenticated as passed on 24 day of October, 1996
[signature] Mayor
[signature] City Clerk: Catherine T. Rocha
CITY CLERK

**PUBLIC WORKS:**
Approved: [signature] City Engineer
Approved: [signature] Director: George E. Wolf, Jr.

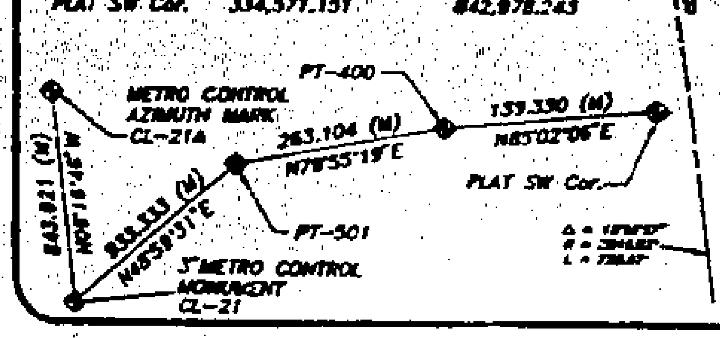



THE BEARINGS AND COORDINATES SHOWN IN THE TRAVERSE TABLE BELOW ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, USING A COMBINED GRID FACTOR OF 0.9999027, WESTERN ZONE. (ONE METER = 3.28083333 FEET)

TRAVERSE CALCULATION TABLE

| STATION | BEARING | NORTH (M) | DISTANCE | EAST (M) |
|---|---|---|---|---|
| CL-21 | (BACKSIGHT) | 333,900.434 | | 841,878.083 |
| | N08°16'46"W REFERENCE BEARING TO AZ. MARK | | | |
| | N48°39'31"E TO PT 501 | | 833.333 (M) | |
| PT-501 | | 334,513.051 | | 842,580.393 |
| | N79°55'19"E TO PT 400 | | 263.104 (M) | |
| PT-400 | | 334,558.082 | | 842,839.437 |
| | N85°02'06"E TO PLAT SW Cor. | | 139.330 (M) | |
| PLAT SW Cor. | | 334,571.151 | | 842,978.243 |




**SURVEYOR'S CERTIFICATE**

I hereby certify that the Plat of "HOME DEPOT at GLADSTONE" 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, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. 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.

Oct 12 1996
Date:

[signature]
Delmar L. Meyer MO LS-1609

| REVISIONS | | |
|---|---|---|
| NO. | DESCRIPTION | DATE |
| 1. | TRAV. TABLE, CITY COMMENTS Case No. SD-0761 | 08/30/96 |
| 2. | BRUCE GOODMAN COMMENTS, CITY COMMENTS | 9/16/96 |

**HOME DEPOT**
VIVION ROAD & OLD PIKE ROAD
GLADSTONE, MISSOURI
*FINAL PLAT*

LHE P.A.
13000 W. 87TH PARKWAY, SUITE 108
LENEXA, KANSAS 66215-2879
913/492-5815 FAX 913/492-5258
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • PLANNERS • TRANSPORTATION

JOB NUMBER: 580972
FIELD BOOK: 186
DRAWN BY: RPH
CHECKED BY: JWS
ISSUE DATE: 08/08/96
SHEET NUMBER
PLAT

THOMSON TITLE CORP.
W29 WESTWOODS DR.
P.O. BOX 213 - LIBERTY, MO 64068
PHONE (816) 792-0077

http://www.ClayCoGov.com