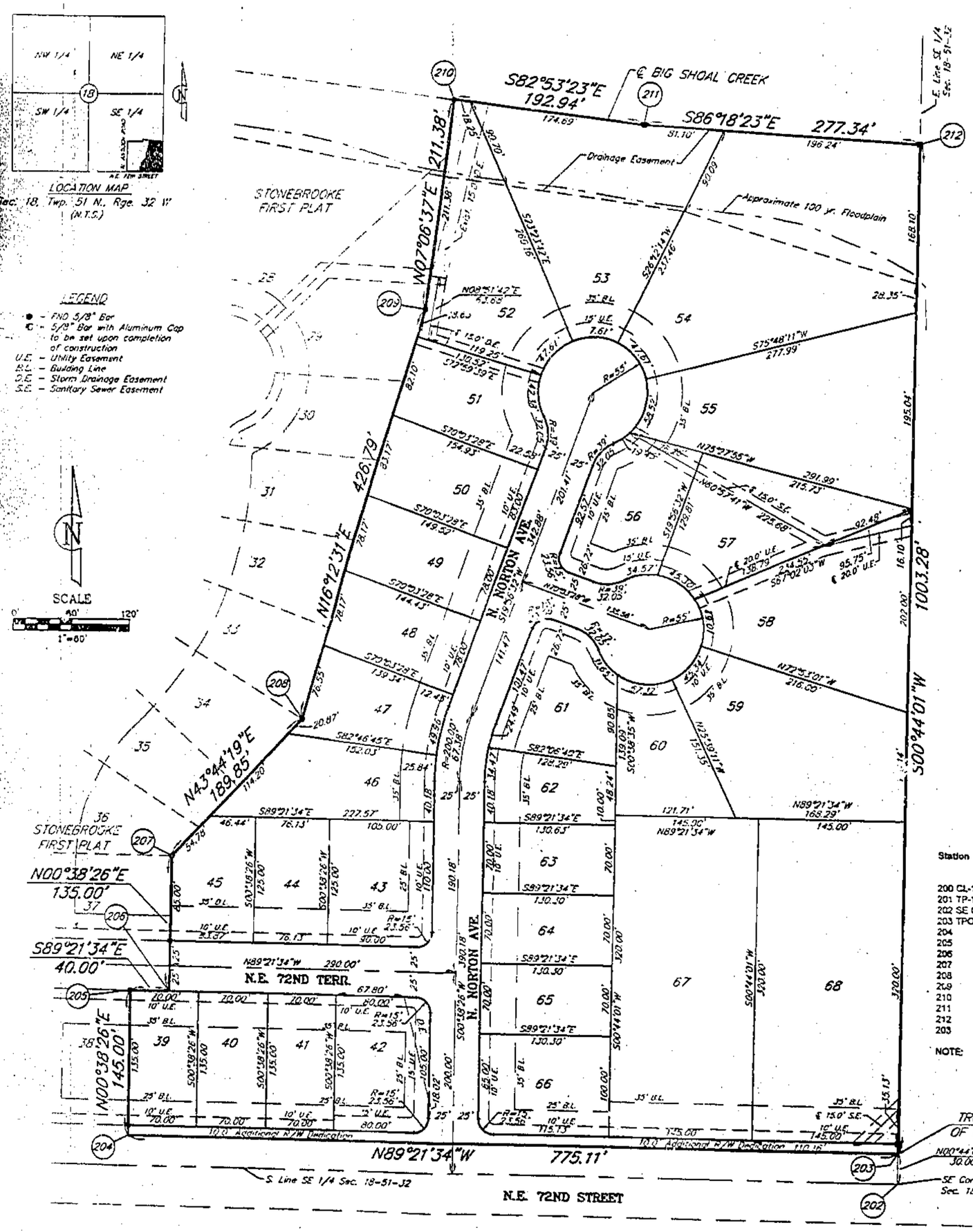
N 31589

FEB 20 1997

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
97 FEB 23 AM 8:19
Clerk ... 8 ... 8
COUNTY RECORDER OF DEEDS
By Mary Maurer
Deputy

# STONEBROOKE–SECOND PLAT

## A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI




**LEGAL DESCRIPTION:**

A subdivision of land in the Southeast Quarter of Section 18, Township 51, Range 32, Gladstone, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast Corner of said Southeast Quarter; thence North 0°44'01" East, along the East line of said Northeast Quarter, 30.00 feet to the True Point of Beginning of the tract to be herein described, said point being also a point on the North line of N.E. 72nd Street, as now established; thence North 89°21'34" West, along said North line, 775.11 feet to the Southeast Corner of STONEBROOKE - FIRST PLAT, a subdivision of land in Gladstone, Clay County, Missouri; thence North 0°38'26" East, along the East line of said STONEBROOKE - FIRST PLAT, 145.00 feet to a point on the South right-of-way line of N.E. 72nd Terrace, as now established; thence South 89°21'34" East, along said South line, 40.00 feet; the[illegible] North 0°38'26" East, along the aforementioned East line of said STONEBROOKE - FIRST PLAT, 135.00 feet; thence North 43°44'19" East, [illegible]nd East line, 189.85 feet; thence North 16°12'31" East, along said East line, 426.79 feet; thence North 7°06'37" East, along said East line, 2[illegible] feet to a point on the centerline of Big Shoal Creek; thence South 82°53'23" East, along said centerline, 192.94 feet; thence South 86°18'23" East, along said centerline, 277.34 feet to a point on the aforementioned East line of said Northeast Quarter; thence South 0°44'01" West, along said East line, 1003.28 feet to the True Point of Beginning. Containing 14.26 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:

**STONEBROOKE - SECOND PLAT**

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.

NOTE: No access shall be made from Lots 39, 40, 41, 42 and 67 to N.E. 72nd Street.

NOTE: The lands herein platted lie partially within the limits of a regulatory flood plain as designated on Community Panel Number 290091-0001, dated August 5, 1986.

IN WITNESS WHEREOF: STONEBROOKE, L.L.C., a Missouri Limited Liability Company, licensed to do business in the State of Missouri, has caused these presents to be executed this 24th day of January 1997.

STONEBROOKE, L.L.C.

Daniel K. Carr

James Haug

Steve K. Havens

STATE OF MISSOURI )
COUNTY OF Platte ) SS:

Be it remembered that on this 24th day of January, 1997, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Daniel K. Carr, Steve K. Havens and James Haug, to me personally known, who being by me duly sworn, did say that he is Manager of Stonebrooke, L.L.C., a Limited Liability Company, and that said instrument was signed in behalf of said company by the authority of its Board of Directors and that said Daniel K. Carr, Steve K. Havens and James Haug acknowledged said instrument to be the free act and deed of said company.

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

JOHN E. KOST
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires [illegible]

My commission expires: [illegible]

Notary Public

| Station | Bearing | STATE PLANE TRAVERSE TABLE Dist. (Grid Meters) | Northing | Easting |
|---|---|---|---|---|
| 200 CL-12 | | | 339307.418 | 847307.478 |
| 201 TP-1 | N88°39'37"W | 132.972 | 339310.527 | 847474.543 |
| 202 SE Cor. SE 1/4 | N88°11'53"W | 72.401 | 339312.804 | 847402.177 |
| 203 TPOB | N0°44'01"E | 9.143 | 339321.945 | 847402.294 |
| 204 | N89°21'34"W | 238.232 | 339324.567 | 847166.077 |
| 205 | N0°38'26"E | 44.192 | 339368.776 | 847166.571 |
| 206 | S89°21'34"E | 12.191 | 339365.640 | 847178.761 |
| 207 | N0°38'26"E | 41.144 | 339409.752 | 847176.221 |
| 208 | N43°44'19"E | 57.860 | 339451.585 | 847218.224 |
| 209 | N16°12'31"E | 120.074 | 339576.490 | 847235.532 |
| 210 | N7°06'37"E | 64.422 | 339640.417 | 847263.507 |
| 211 | S82°53'23"E | 58.804 | 339633.138 | 847321.858 |
| 212 | S86°18'23"E | 84.528 | 339627.693 | 847406.209 |
| 203 | S0°44'01"W | 305.772 | 339321.945 | 847402.294 |

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF 0.9999035. COORDINATES ARE IN METERS.

CITY PLAN COMMISSION:

APPROVED: 5-20-96

Wayne E. Beer
Chairman Carol Rust
Wayne Beer

CITY COUNCIL:

APPROVED: 5-28-96

Mayor: Art Hunman
Art Hunman

City Clerk: Marilyn F. Ahlgrieb

CITY OF GLADSTONE CORPORATE SEAL MISSOURI

This plat and survey of STONEBROOKE - SECOND PLAT were executed by John F. Lutjen & Associates, Inc., 5577 NW Barry Road, Kansas City, MO 64151.

I HEREBY CERTIFY: that the plat of STONEBROOKE - SECOND PLAT, subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. 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.

1-22-97
Date

Signed: W. James Schowe
W. James Schowe, P.L.S. - 1989

JOHN F. LUTJEN & ASSOCIATES, INC.
Civil Engineers - Land Surveyors - Landscape Architects
5577 N.W. BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4320 FAX (816) 587-1385

DATE: 1-22-97 | Job No.- 95028 | File Name- S02-PLAT

CL E
3/11/97 KM

Clay County, Missouri
Land Survey Document