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STATE OF MO.
CLAY COUNTY
RECORDED
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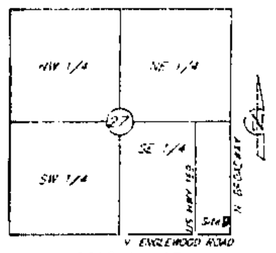
Book 6 PAGE 40
RECORDER OF DEEDS
By Nancy Mercant Deputy

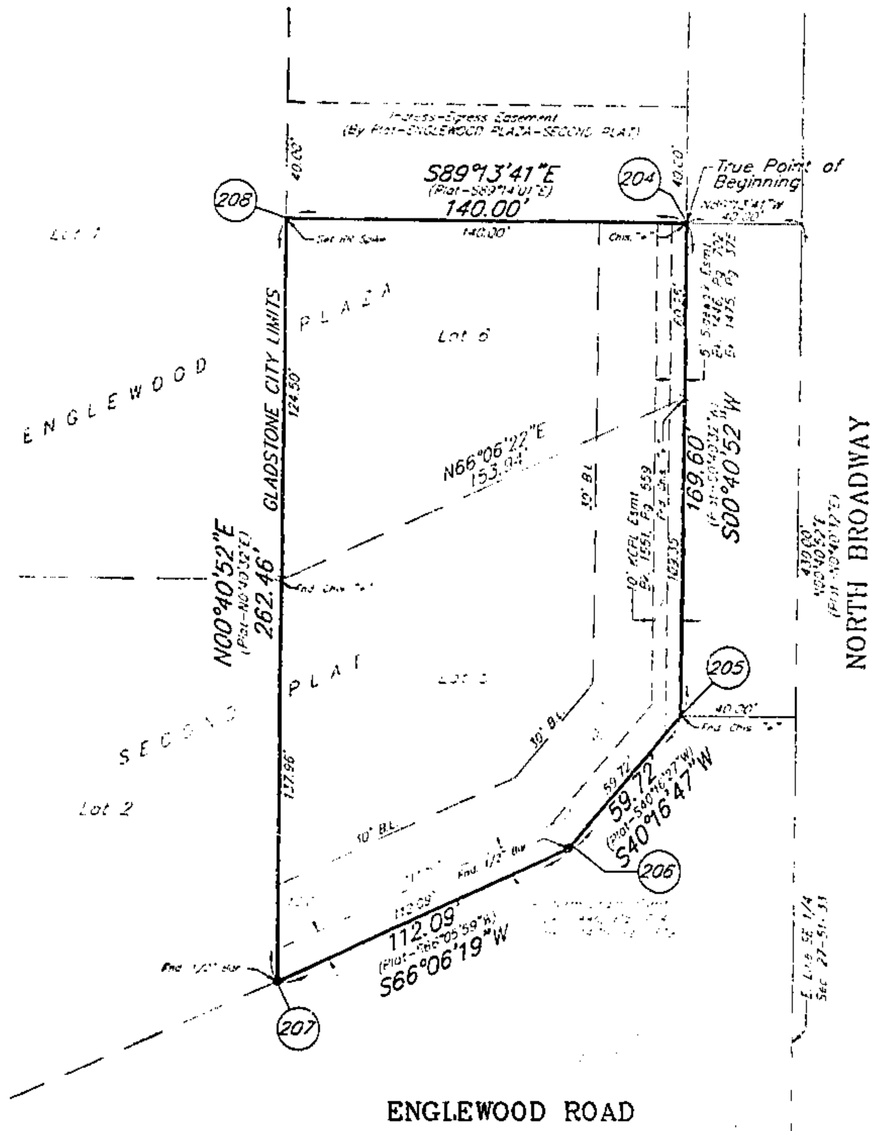
BANNISTER BANK

A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI



LOCATION MAP
Sec. 27, Twp. 51 N., Rge. 33 W.
(N.T.S.)

LEGEND
B.L. - Building Line



STATE PLANE TRAVERSE TABLE

Station	Bearing	Distance (Grid Meters)	Northing	Easting
CL-14			337006.152	542215.410
201	S66°15'59"E	63.045	336984.607	542273.973
202 N. Cor. SE 1/4	S89°32'11"E	331.326	336982.126	542605.288
203	S0°40'52"W	578.141	336404.028	542598.416
204 T.P.O.B.	S6°01'10"W	95.443	336309.518	542583.100
205	S0°40'52"W	51.680	336257.830	542584.456
206	S40°16'47"W	18.201	336243.945	542572.719
207	S66°06'19"W	34.161	336230.106	542541.485
209	N0°40'52"E	79.989	336310.091	542542.436
204	S89°13'41"E	42.668	336309.516	542583.100

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 0.9999027. COORDINATES ARE IN METERS.

SCALE
0' 30' 60'

SE COR. SE 1/4 Sec. 27-51-33 (Find Monument)

LEGAL DESCRIPTION:

A replat of Lot 5 and part of Lot 6, ENGLEWOOD PLAZA - SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 27, Township 51, Range 33, in the City of Gladstone, Clay County, Missouri, being described as follows: Commencing at the Southeast Corner of said Southeast Quarter; thence North 0°40'52" East (Plat - N0°40'32"E), along the East line of said Southeast Quarter, 430.00 feet; thence North 89°13'41" West, 40.00 feet to a point on the West line of North Broadway, as now established, said point being the True Point of Beginning of the tract to be herein described; thence South 0°40'52" West (Plat - S0°40'32"W), along said West line, 169.60 feet to a point on the Northerly line of Englewood Road, as now established; thence South 40°16'47" West (Plat - S40°16'27"W), along said Northerly line, 59.72 feet; thence South 66°06'19" West (Plat - S66°05'59"W), along said Northerly line, 112.09 feet to a point on the Gladstone City Limits; thence North 0°40'52" East (Plat - N0°40'32" East), along said Gladstone City Limits, 262.46 feet; thence South 89°13'41" East (Plat - S89°14'01"E), 140.00 feet to the True Point of Beginning. Containing 0.73 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:

BANNISTER BANK

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 of 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.

IN WITNESS WHEREOF: BANNISTER BANK AND TRUST, a Missouri Banking Corporation, licensed to do business in the State of Missouri, has caused these presents to be executed this 6th day of October, 1995.

BANNISTER BANK AND TRUST

Patrick A. Uppman, Vice President

STATE OF MISSOURI)
COUNTY OF Jackson) SS:

Be it remembered that on this 6th day of October, 1995, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Patrick A. Uppman, to me personally known, who being by me duly sworn, did say that he is Vice President of Bannister Bank and Trust, a Missouri banking corporation, and that said instrument was signed in behalf of said corporation by the authority of its Board of Directors and that said Patrick A. Uppman 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 Notarial Seal on the date herein last above written.

My commission expires: 8-13-96 BARBARA J. CONWAY NOTARY PUBLIC STATE OF MISSOURI JACKSON COUNTY MY COMMISSION EXP NOV 13, 1996

Barbara J. Conway
Notary Public

NOTARY PUBLIC NOTARY BARBARA J. CONWAY SEAL STATE OF MISSOURI

CITY PLAN COMMISSION:

APPROVED: 8-21-95

Carol Rudi
Chairman: Carol Rudi

CITY COUNCIL:

APPROVED: 8-28-95

Avanell Newsom
Mayor: Avanell Newsom

Marilyn F. Arnefeld
City Clerk: Marilyn F. Arnefeld

This plat and survey of BANNISTER BANK were executed by John F. Lutjen & Associates, 5377 NW Barry Road, Kansas City, MO 64151.

I HEREBY CERTIFY: that the plat of BANNISTER BANK 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.

10-5-95
Date

Signed: W. James Schowe
W. James Schowe, RLS# 1969

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers - Land Surveyors
5377 NW BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4320

Cab 6
4/21/97

http://www.ClayCoGov.com
Clay County, Missouri
Land Survey Document