Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ◊ LAND PLANNING ◊ CIVIL ENGINEERING
201 NW 72ND STREET ◊ GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 436-0767

REPLAT OF LOTS 1 AND 2 OLD PIKE RIDGE

A SUBDIVISION IN GLADSTONE
Clay County, Missouri

98 SEP -3 P 1:53
Clay County Recorder of Deeds

LEGEND:
B/L = Building Line
U/E = Utility Easement

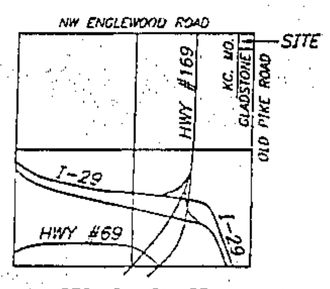
△ Denotes Existing Monument

▲ Denotes Monument to be set after construction of Utilities and Streets.

● Denotes 1/2" Rebars to be Set with Plastic Caps #2074

○ Denotes Existing Bar

SCALE: 1" = 20'
20 10 0 20

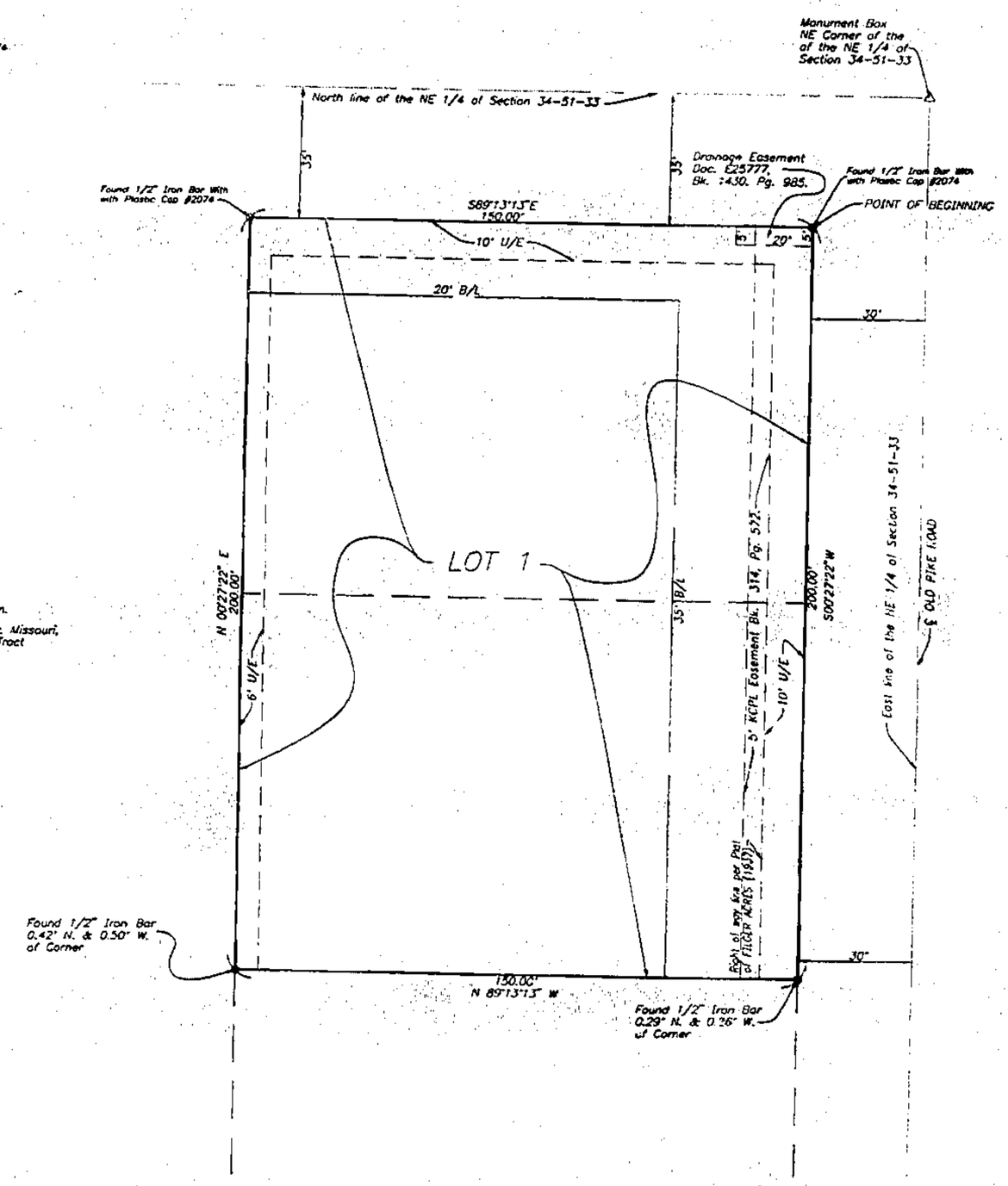


SEC. 34-51-33

Location Map

General Notes

1. This tract contains 0.69 Acres, more or less.
2. Bearing System is based on the Missouri State Plane Coordinate System.
3. We have reviewed the FIRM Map for the City of Gladstone, Clay County, Missouri, Community Panel Number 290091-003-C, dated August 5, 1986, this tract of land does not lie within a regulatory floodplain.



LEGAL DESCRIPTION:

Lots 1 and 2, OLD PIKE RIDGE, a subdivision of land in City of Gladstone, Clay County, Missouri, being more particularly described as follows: Beginning at the Northeast corner of said Lot 1; thence South 00 degrees 27 minutes 22 seconds West, along the East line of said Lots 1 and 2, also being the West right-of-way line of Old Pike Road, a distance of 200.00 feet to the Southeast corner of said Lot 2; thence North 89 degrees 13 minutes 13 seconds West, along the South line of said Lot 2, a distance of 150.00 feet to the Southwest corner of said Lot 2; thence North 00 degrees 27 minutes 22 seconds East, along the West line of said Lots 1 and 2, a distance of 200.00 feet to the Northwest corner of said Lot 1; thence South 89 degrees 13 minutes 13 seconds East, along the North line of said Lot 1, a distance of 150.00 feet to the Point of Beginning. Said tract of land contains 0.69 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "REPLAT OF LOTS 1 AND 2 OLD PIKE RIDGE".

EASEMENTS: An easement or license is hereby granted to the City of Gladstone, Missouri to locate, construct and maintain or to authorize the location, construction, maintenance and use of conduits, gas, water, steam, electric, gas, sewer mains, pipes and wires in, on and over all of them over, under and along areas marked "Utility Easement" or "U/E" or "Drainage Easement" or "D/E", DE2F, where designated for special purposes.

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 the street line.

IN TESTIMONY WHEREOF: T & D Investments, L.L.C., a Limited Liability Company has by the authority of its Board of Directors caused this instrument to be executed by its members this 12th day of September, 1998.

T & D Investments, L.L.C., a Limited Liability Company

James H. Thompson Jr., Member

Sherry L. Thompson, Member

Paul C. Danaher, Member

Mary E. Danaher, Member

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 12th day of September, 1998, before me a Notary Public in and for said State, Personally appeared James H. Thompson Jr., Sherry L. Thompson, Paul C. Danaher and Mary E. Danaher and executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my notarial seal the year and date last written above.

My Commission Expires: _____

NOTARY PUBLIC

CONNIE L. STRENTZ
Notary Public - Notary Seal
State of Missouri
County of Platte
My Commission Expires 05/21/2002

IN TESTIMONY WHEREOF: Gary Gabel and Teresa M. Gabel, husband and wife have subscribed their names this 12th day of September, 1998.

Gary Gabel

Teresa M. Gabel

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 12th day of September, 1998, before me a Notary Public in and for said State, Personally appeared Gary Gabel and Teresa M. Gabel, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my notarial seal the year and date last written above.

My Commission Expires: _____

NOTARY PUBLIC

CONNIE L. STRENTZ
Notary Public - Notary Seal
State of Missouri
County of Platte
My Commission Expires 05/21/2002

CITY PLAN COMMISSION
Received 8-17-98
Approved _____
Chairperson, Carol Smith

CITY COUNCIL
Received _____
Approved 8-24-98
Ordinance No. 3,166
Gary Fowler
Mayor
Marilyn F. Wheatley
City Clerk, Marilyn F. Wheatley

I hereby certify that the plat of REPLAT OF LOTS 1 AND 2 OLD PIKE RIDGE 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, Land Surveyors. I further certify that I have complied with the laws, ordinances and regulations governing the practice of land surveying, platting of subdivisions to the best of my professional knowledge and belief.

DATE: 8-25-98

LARRY A. AYLETT LS-2074

CA6-E
196,995 SF

JOB NUMBER
34443

34443TM.DWG

Prepared For:
T & D INVESTMENTS, L.L.C.
& GARY GABEL
C/O PAUL DANAHER
401 NW ENGLEWOOD ROAD SUITE 100
GLADSTONE, MO. 64118
DATE: 8-25-98