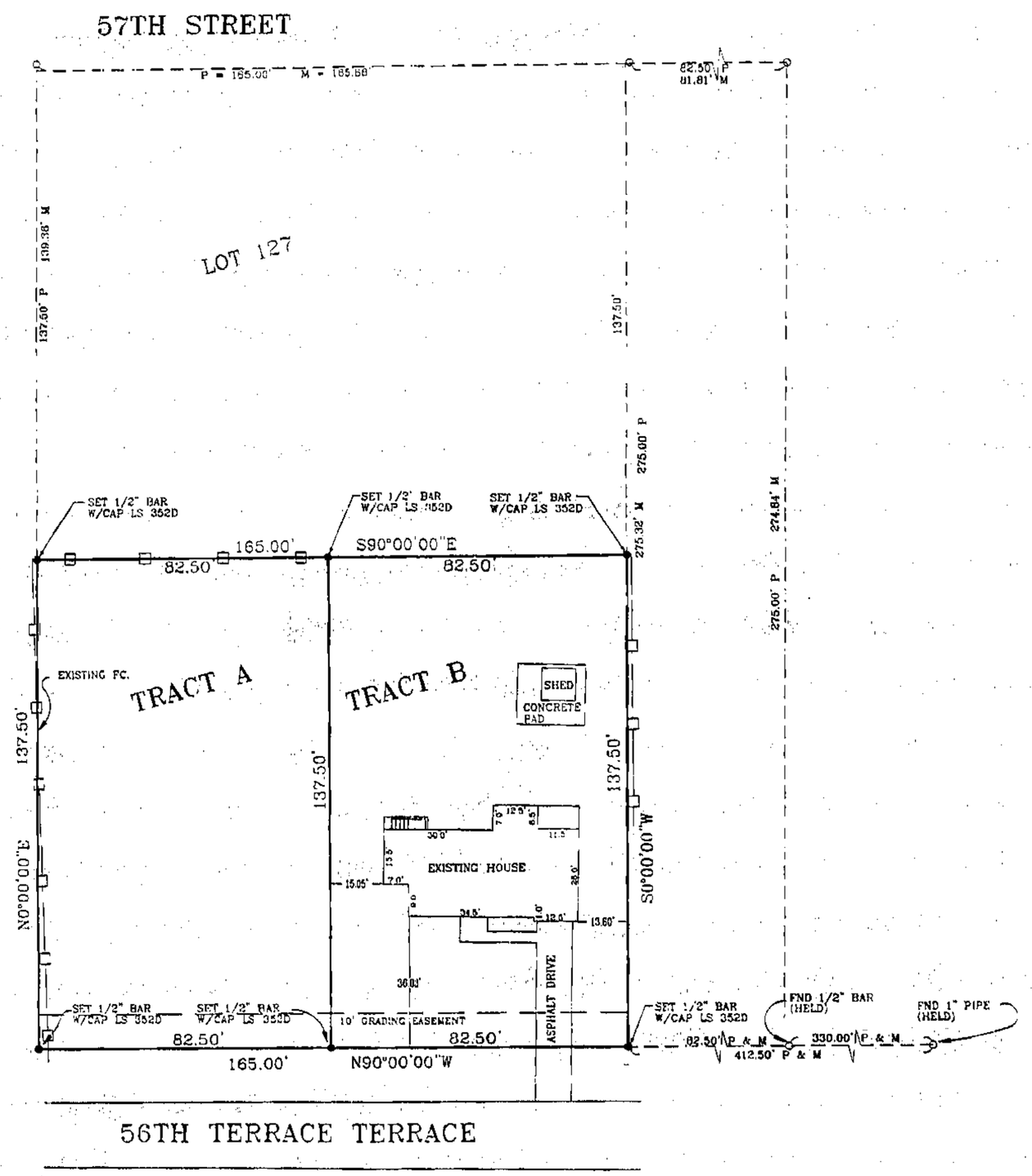
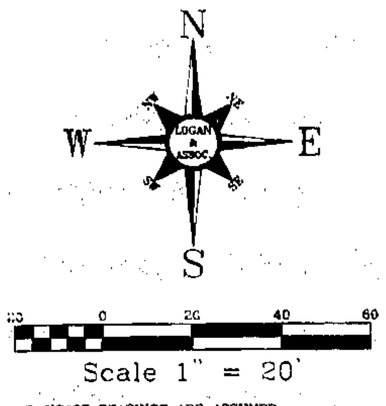
Clay County, Missouri
Land Survey Document

99 JUL 29 A 8:49
Cab. E Drawer 111
RECORDING NEEDS
Offices Grant & Lipsey
Lipsey

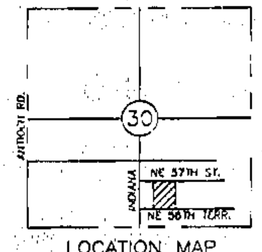
LOT SPLIT SURVEY

REPLAT OF LOT 31, EVANSTON PLACE, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI





BASIS OF BEARINGS ARE ASSUMED.



LOCATION MAP
SEC. 30, T-51, R-32
(Not to Scale)

LEGEND

- ● = Set 1/2" Bar with Cap LS # 352D
- O = Found monument as specified on drawing.
- P: = Plat
- D: = Deed
- M: = Measure

LEGAL DESCRIPTION

TRACT B
ALL OF LOT 31, EVANSTON PLACE, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI, EXCEPT THE WEST 82.50' OF SAID LOT.

TRACT A
ALL OF LOT 31, EVANSTON PLACE, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI, EXCEPT THE EAST 82.50' OF SAID LOT.

SURVEYOR'S GENERAL NOTES:

1). This survey is based on record documents, legal descriptions, and other information furnished by the client, and other information known to this surveyor. This surveyor has no knowledge of any other record documents which affects this tract.

2). This survey meets or exceeds the accuracy standards of a (URBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

3). Title report was furnished by United Title Company. File No. C-22925.

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 know as: REPLAT OF LOT 31 EVANSTON PLACE

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 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 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 there over 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 street shown on this plat and heretofore not 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 buildings or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF. Margaret Ferrell, a single person has subscribed her name this _____ day of _____, 1999.

Margaret Ferrell

STATE OF MISSOURI)
COUNTY OF CLAY) ss

On this 27 day of July in the year 1999, before me a Notary Public in and for said State, Personally appeared Margaret Ferrell a single person, who executed the within instrument and acknowledged to me that she executed the same for the purposes therein stated.

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

My Commission Expires: October 8, 2000 Anita C. Hosier NOTARY PUBLIC

ANITA C. HOSIER
Notary Public-Notary Seal
State of Missouri
Clay County
My Commission Expires Oct 8, 2000

CITY OF GLADSTONE, MISSOURI:

CITY PLAN COMMISSION — CITY COUNCIL

Approved: 7-19-99 — Approved: July 26 1999

Chairman: _____ — Mayor: _____

City Clerk: Mary H. Mergele

THIS SURVEY IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN GREEN INK OF THE CERTIFYING SURVEYOR

I HEREBY CERTIFY, That the accompanying survey is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey, to the best of my professional information, knowledge and belief

Dated: 7-19-99

Bob W. Stevens

Registration No. MO LS-2575
Logan & Associates Corporate LS 352D

REVISED: PER CITY COMMENTS 10' GRADING EASEMENT ADJACENT TO 56TH TERRACE. 7-26-99 DWS

LOT SPLIT SURVEY

REPLAT OF LOT 31 EVANSTON PLACE

GLADSTONE, MISSOURI

LOGAN & ASSOCIATES
Professional Engineers & Registered Land Surveyors
300 N. Church Road, Suite 100
Liberty, Missouri 64068
(816) 781-7828
Fax (816) 781-7453

Job No: 99-0785
Drawing Name: 99-0785A
Scale: 1"=20'
Drawn By: DWS Date: 6-30-99
Check By: BWS Date: 7-1-99
Sheet No. 1 OF 1