Clay County, Missouri
Land Survey Document

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

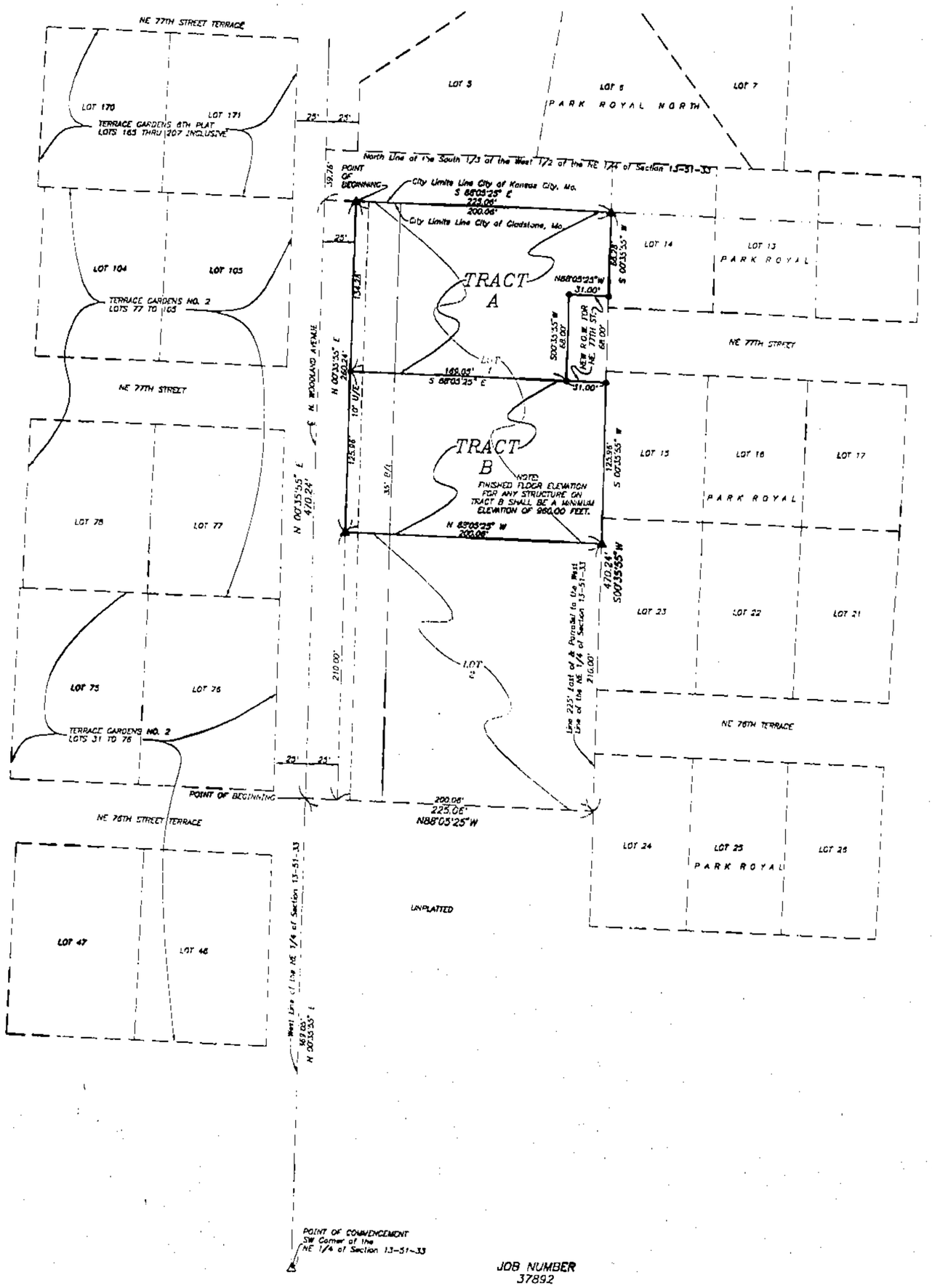
DEC 0 8 2000 Q 25876

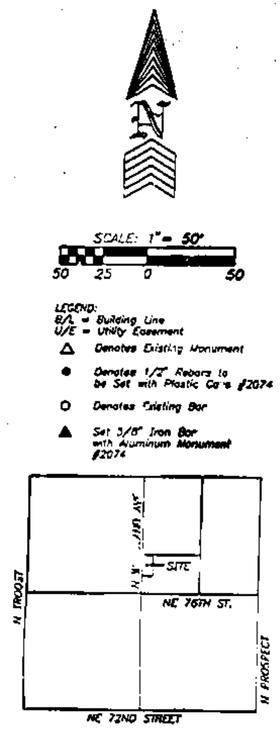
STATE OF MO
CLAY COUNTY

00 DEC -8 P 2:08
Rec'd
Book
Page 1246
Reg Charges
Clerk Duplicate

REPLAT OF LOT 1, SULLIVAN PLACE

A SUBDIVISION IN GLADSTONE
Clay County, Missouri





SEC.13-51-33
Location Map

LEGAL DESCRIPTION:

All of Lot 1, SULLIVAN PLACE, a subdivision of land in the City of Gladstone, Clay County, Missouri, also described as Beginning at the Northwest corner of said Lot 1; thence South 88 degrees 05 minutes 25 seconds East, a distance of 200.06 feet to the Easterly line of said Lot 1, also being the Westerly line of PARK ROYAL, a subdivision of land in the City of Gladstone and the City of Kansas City, Clay County, Missouri; thence South 00 degrees 55 minutes 35 seconds West, along the Easterly line of said Lot 1, also being the Westerly line of said PARK ROYAL, a distance of 88.28 feet; thence North 88 degrees 05 minutes 25 seconds West, a distance of 31.00 feet; thence South 00 degrees 55 minutes 35 seconds West, along the Easterly line of said Lot 1, a distance of 63.00 feet; thence South 88 degrees 05 minutes 25 seconds East, a distance of 31.00 feet to the Easterly line of said Lot 1, also being Westerly line of said PARK ROYAL; thence South 00 degrees 55 minutes 35 seconds West, along the Westerly line of said PARK ROYAL, a distance of 125.96 feet to the Southeast corner of said Lot 1; thence North 88 degrees 05 minutes 25 seconds West, along the Southern line of said Lot 1, a distance of 200.00 feet to the Southwest corner of said Lot 1, also being the Easterly right-of-way line of N. Woodland Avenue; thence North 00 degrees 55 minutes 35 seconds East, along the Westerly line of said Lot 1, also being the Easterly right-of-way line of said N. Woodland Avenue, a distance of 260.24 feet to the Point of Beginning.

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 LOT 1, SULLIVAN PLACE".

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 for all civil city purposes, water, gas, sewer mains, poles and wires or all and any of them over, under and along strips marked "Utility Easement" or "U/E" or "Drainage Easement" or "D/E", EXCEPT, where designated for special purposes.

STREETS: Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

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 the line and the street line.

IN TESTIMONY WHEREOF: Leonard J. Bronec and Kathryn G. Bronec, husband and wife have subscribed their names this 21st day of November, 2000.

Leonard J. Bronec

Kathryn G. Bronec

STATE OF MISSOURI }
COUNTY OF CLAY } s.s.

On this 21st day of November, in the year 2000, before me a Notary Public in and for said State, Personally appeared Leonard J. Bronec and Kathryn G. Bronec, 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 seal the year and date last written above

My Commission Expires: October 11, 2004

Angela M. Robbins
NOTARY PUBLIC

CITY PLAN COMMISSION
Received:
Approved: 10-16-00
Chairman: Les Smith

CITY COUNCIL
Received:
Approved: 10-23-00
Ordinance No. 3.776
Mayor: Daniel Bishop
City Clerk: Marilyn K. Annefeld

CITY OF GLADSTONE CORPORATE SEAL

I hereby certify that the plat of REPLAT OF LOT 1, SULLIVAN PLACE 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.

DATE: 11-14-00

DAVID A. AYLETT, LS-2076

JOB NUMBER
37892

37892FPA.DWG(DFN)

Prepared For:
Leonard J. & Kathryn G. Bronec
7616 North Woodland
Gladstone, Missouri, 64118

DATE: 11/14/00

RE-E
11/30/01 CP