Clay County, Missouri
Land Survey Document

PLAT OF

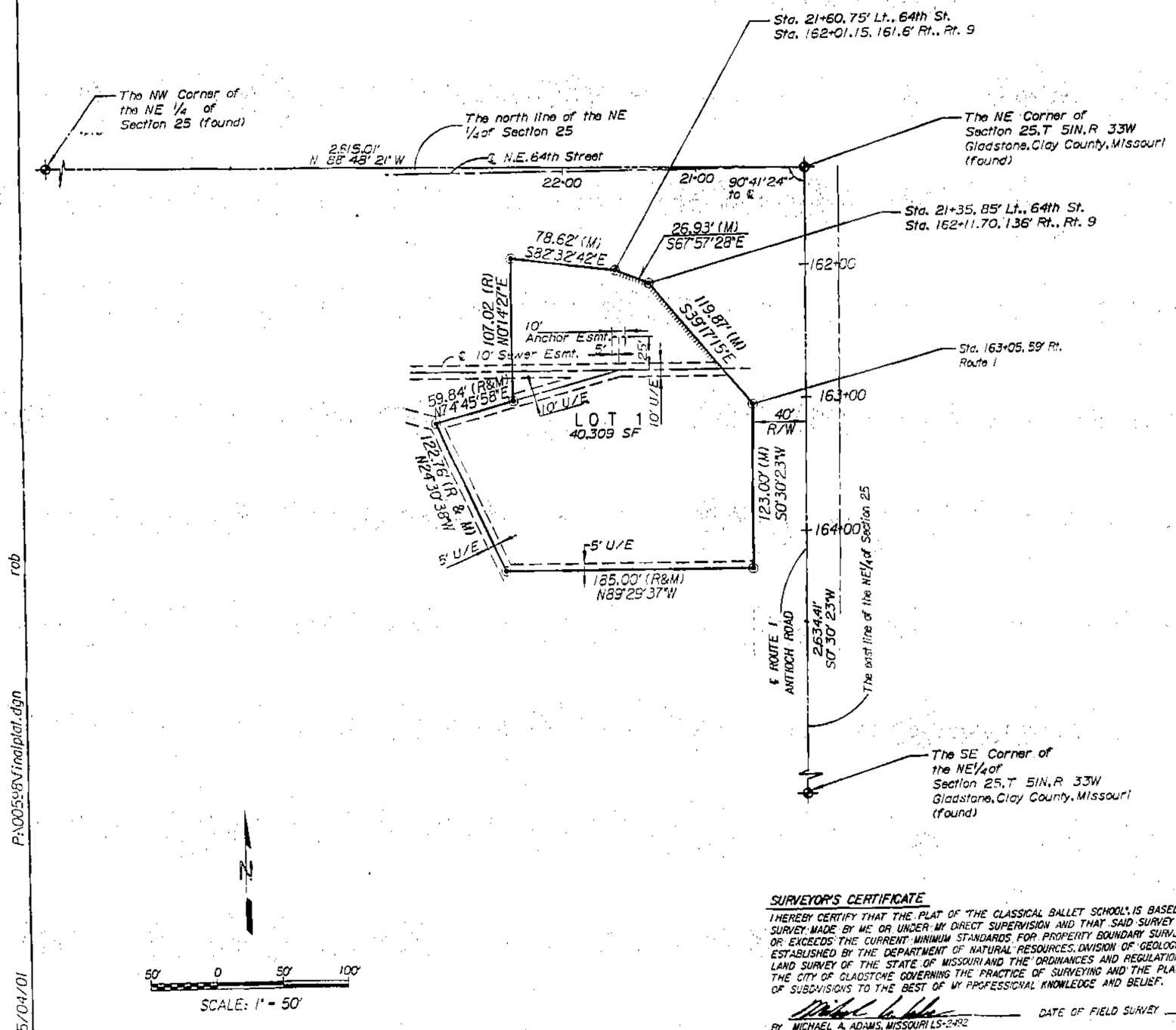
Q 48490
MAY 15 2001

# LOT 1
# THE CLASSICAL BALLET SCHOOL

## BEING A REPLAT OF PART OF LOTS 4 THRU 7, INCLUSIVE MEADOW BROOK ESTATES, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI

LEGEND

- RW MKR RIGHT-OF-WAY MARKER
- IRON PIN FND.
- SET IRON PIN W.SURVEY CAP
- (M) MEASURED
- (R) RECORDED
- Lack of Direct Access




**Boundary Description**

Lots 4-7, Inclusive, Block 15, MEADOW BROOK ESTATES, a subdivision in Gladstone, Clay County, Missouri, except that portdeeded to the State of Missouri for highway purposes.

*Deeds of trust for the above properties are recorded as follows:

Lot 4 & Lot 6 - Doc. No. D 11386, Book 3187, Page 893
Lot 5 - Doc. No. D 12293, Book 3190, Page 732
Lot 7 - Doc. No. P. 46328, Book 2995, Page 99

**Surveyors Notes:**

1. Easements of record are referenced to the following Record Information Certificates prepared by Chicago Title Insurance Company

| Order No. | Date |
|---|---|
| A. 200019336 | Oct. 2, 2000 |
| B. 200019337 | Oct. 2, 2000 |
| C. 200019338 | Oct. 2, 2000 |
| D. 200019339 | Oct. 2, 2000 |

2. The subject property lies within Zone "C", defined as areas of minimal flooding, as shown on the Flood Insurance Rate Map prepared by the Federal Emergency Management Agency for the City of Gladstone, Clay County, Missouri, Community No. 290091, Panel No. 0001, Suffix C and dated August 5, 1986.

3. The Bearings shown are based on the Missouri Coordinate system of 1983 (GRID).

4. Easements and building setback lines that were dedicated by the plat of MEADOW BROOK ESTATES that are not shown on this plat are to be vacated.

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "THE CLASSICAL BALLET SCHOOL".

EASEMENTS: AN EASEMENT IS HEREBY GRANTED TO 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 EASEMENTS 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.

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO GLADSTONE, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE OR VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER GLADSTONE, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

BUILDING SETBACK LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED HIS NAME

OWNER - THE NORTH PROSPECT DEVELOPMENT COMPANY, L.L.C.

W. G. Reinschmidt, General Partner — Matthew Reinschmidt, General Partner — Laura Reinschmidt, General Partner

STATE OF Missouri
COUNTY OF Clay } SS.

ON THIS 7th DAY OF May, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME W.G. REINSCHMIDT, MATTHEW REINSCHMIDT AND LAURA REINSCHMIDT, GENERAL PARTNERS OF THE NORTH PROSPECT DEVELOPMENT COMPANY, L.L.C. WHO ARE PERSONALLY KNOWN TO ME TO BE SUCH OFFICERS AND WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO EXECUTED AS SUCH OFFICERS THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY AND SUCH PERSONS DULY ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THE ACT AND DEED OF SAID LLC.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY APPOINTMENT EXPIRES: 1-27-05 — NOTARY PUBLIC

MARY M. WALDEN
Notary Public, Notary Seal
STATE OF MISSOURI
CLAY COUNTY
My Appointment Expires Jan. 27, 2005

**CITY COUNCIL**

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF GLADSTONE, MISSOURI, THIS 15th DAY OF May, 2001.

MAYOR, Anita Robinson — CITY CLERK, Marilyn Ashenfelter

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT OF "THE CLASSICAL BALLET SCHOOL" 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 THE ORDINANCES AND REGULATIONS OF THE CITY OF GLADSTONE GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

BY MICHAEL A. ADAMS, MISSOURI LS-2492 — DATE OF FIELD SURVEY 11/08/2000

STATE OF MISSOURI — LS-2492 — MICHAEL A. ADAMS — REGISTERED LAND SURVEYOR

**CITY PLAN COMMISSION**

APPROVED 5-7-01

Carol Rudi

FINAL PLAT

THE CLASSICAL BALLET SCHOOL
64TH STREET AND ANTIOCH ROAD
GLADSTONE, MISSOURI

COOK, FLATT AND STROBEL ENGINEERS, P.A.
3220 WARD PARKWAY, SUITE 325
KANSAS CITY, MISSOURI 64114

rob
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05/04/01

http://www.ClayCoGov.com