Clay County, Missouri
Land Survey Document

http://www.clayGov.com

SHEET 1 OF 1

KOBBY ADDITION

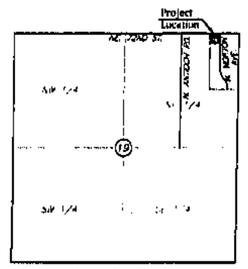
A REPLAT OF LOTS 1 & 2, FIRST REPLAT OF STONEBROOKE ESTATES

FINAL PLAT

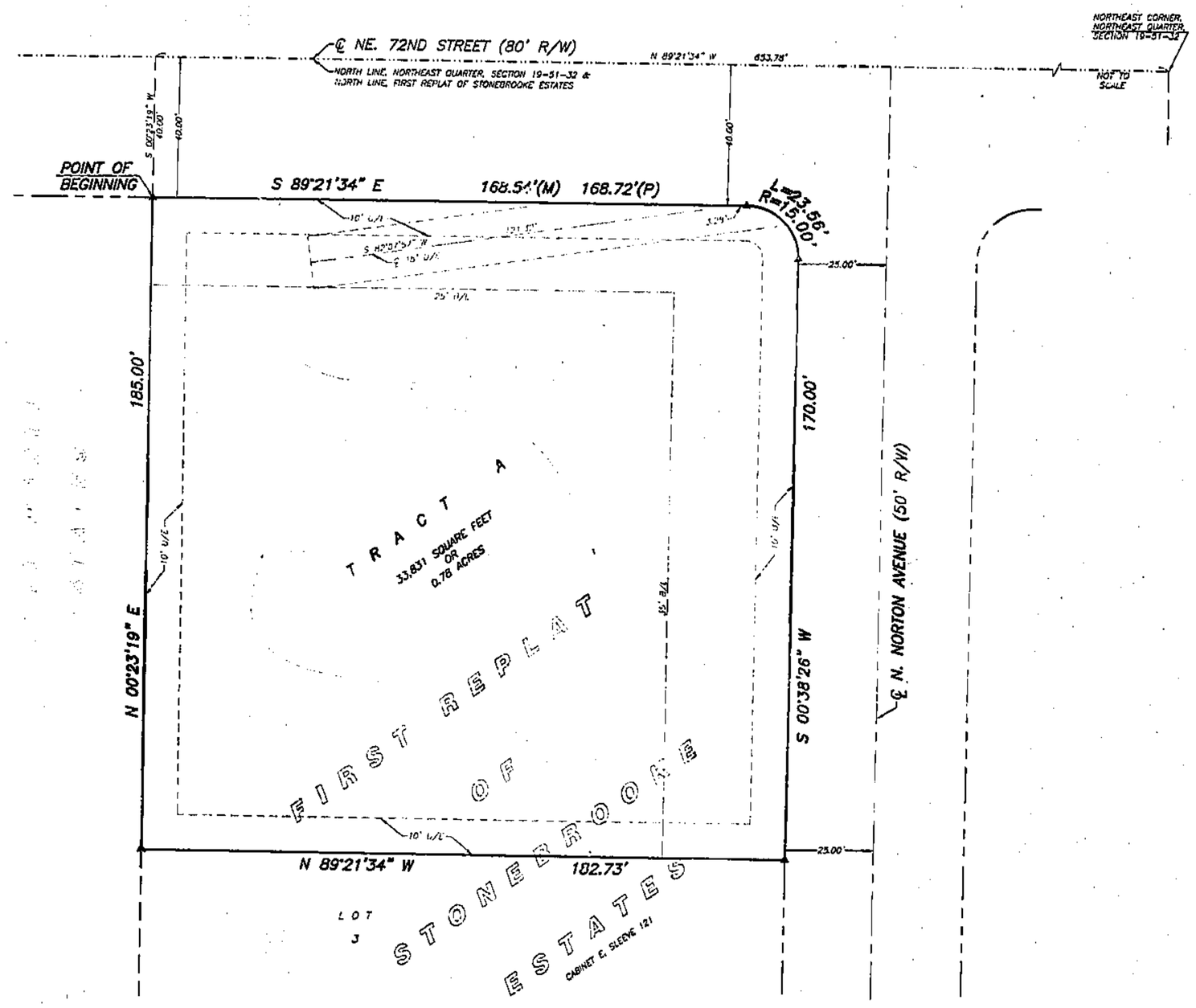
A Subdivision in the Northeast Quarter of Section 19, Township 51 North, Range 32 West
Gladstone, Clay County, Missouri

S92664

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS IN. RECD
2004 SEP -7 A 8:14
Book P Page 51/143
ROBERT D. SPIVEY
RECORDER OF DEEDS
by T Mandy Mathews
Deputy



Location Map
Section 19-51-32
(No Scale)



SCALE 1"= 20'
20 10 0 20

LEGEND

▲	Set Monument (1/2" Iron Bar w/ Cap unless otherwise noted (LS2074)
R/W	Right of Way
℄	Center Line
R	Radius
L	Length of Arc
(M)	Measured Distance
(P)	Platted Distance
U/E	Utility Easement
D/E	Drainage Easement
B/L	Building Line

LEGAL DESCRIPTION

A tract of land being all of Lots 1 and 2, FIRST REPLAT OF STONEBROOKE ESTATES, a subdivision of land in Gladstone, Clay County, Missouri, according to the recorded plat thereof, being more particularly described as follows: Beginning at the Northwest corner of said Lot 1, thence South 89 degrees 21 minutes 34 seconds East along the North line of said Lot 1, also being the South right-of-way line of Northeast 72nd Street, a distance of 168.54 feet; thence Southeasterly along Northeasterly line of said Lot 1, along a curve to the right, being tangent to the last described course, and having a radius of 15.00 feet, an arc distance of 23.56 feet to the West right-of-way line of North Norton Avenue; thence along said West right-of-way, also being , South 00 degrees 38 minutes 26 seconds West along the East line of said Lots 1 and 2, also being the Westerly right-of-way line of said North Norton Avenue, a distance of 170.00 feet to the Southeast corner of said lot 2; thence North 89 degrees 21 minutes 34 seconds West along the South line of said Lot 2, a distance of 182.73 feet to the Southwest corner of said Lot 2; thence North 00 degrees 23 minutes 19 seconds East along the East line of said Lots 2 and 1, a distance of 185.00 feet to the Point of Beginning. Said tract contains 33,831 square feet or 0.78 acres, more or less.

PLAT DEDICATION: The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as "KOBBY ADDITION".

EASEMENT DEDICATION: An easement is hereby granted to the city of 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 the city 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.

STREET DEDICATION: Streets, roads or thoroughfares shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

BUILDING 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 lot line nearest thereto.

ACCESS RESTRICTION: No vehicular access shall be allowed from Tract A to NE. 72nd Street.

ACKNOWLEDGMENTS: IN TESTIMONY WHEREOF: MBW CONSTRUCTION, INC., a Missouri corporation, has by the authority of its Board of Directors caused this instrument to be executed by its President this 17th day of August, 2004.

MBW CONSTRUCTION, INC.

Keith McConnell - President

STATE OF Missouri
COUNTY OF Clay

On this 17th day of August, 2004, before me appeared Keith McConnell, to me personally known who being by me duly sworn did say that he is President of MBW CONSTRUCTION, INC., and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and said Keith McConnell acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: 1/20/05

Notary Public

CITY PLAN COMMISSION:

APPROVED August 2, 2004

Chairman Brian Hill

CITY COUNCIL:

APPROVED August 9, 2004

Mayor Wayne Beer

City Clerk Cathy Swenson

CITY OF GLADSTONE CORPORATE SEAL MISSOURI

I hereby state that the plat of "KOBBY ADDITION" 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 Missouri Department of Natural Resources, Division of Geological Survey Resources Assessment, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state 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: 8-23-04

STATE OF MISSOURI SAM ANTHONY AYLETT NUMBER LS-2074 REGISTERED LAND SURVEYOR

Sam A. Aylett, PLS-2074

FINAL PLAT
KOBBY ADDITION
GLADSTONE, CLAY COUNTY, MISSOURI

Aylett, Flowers Survey & Engineering Company
201 NW 92ND Street - Gladstone, Missouri 64118-0831
Phone: (816) 436-0252 - www.afsc.com - Fax: (816) 436-0262
Land Surveying ~ Civil Engineering ~ Land Planning

Prepared For:
MBW CONSTRUCTION, INC.
7819 N. CHESTNUT
KANSAS CITY, MISSOURI 64119

Drawn By: DD	File Name: 43310FPa	SEC. 19-51-32	Date: June 21, 2004	Job No: 43310