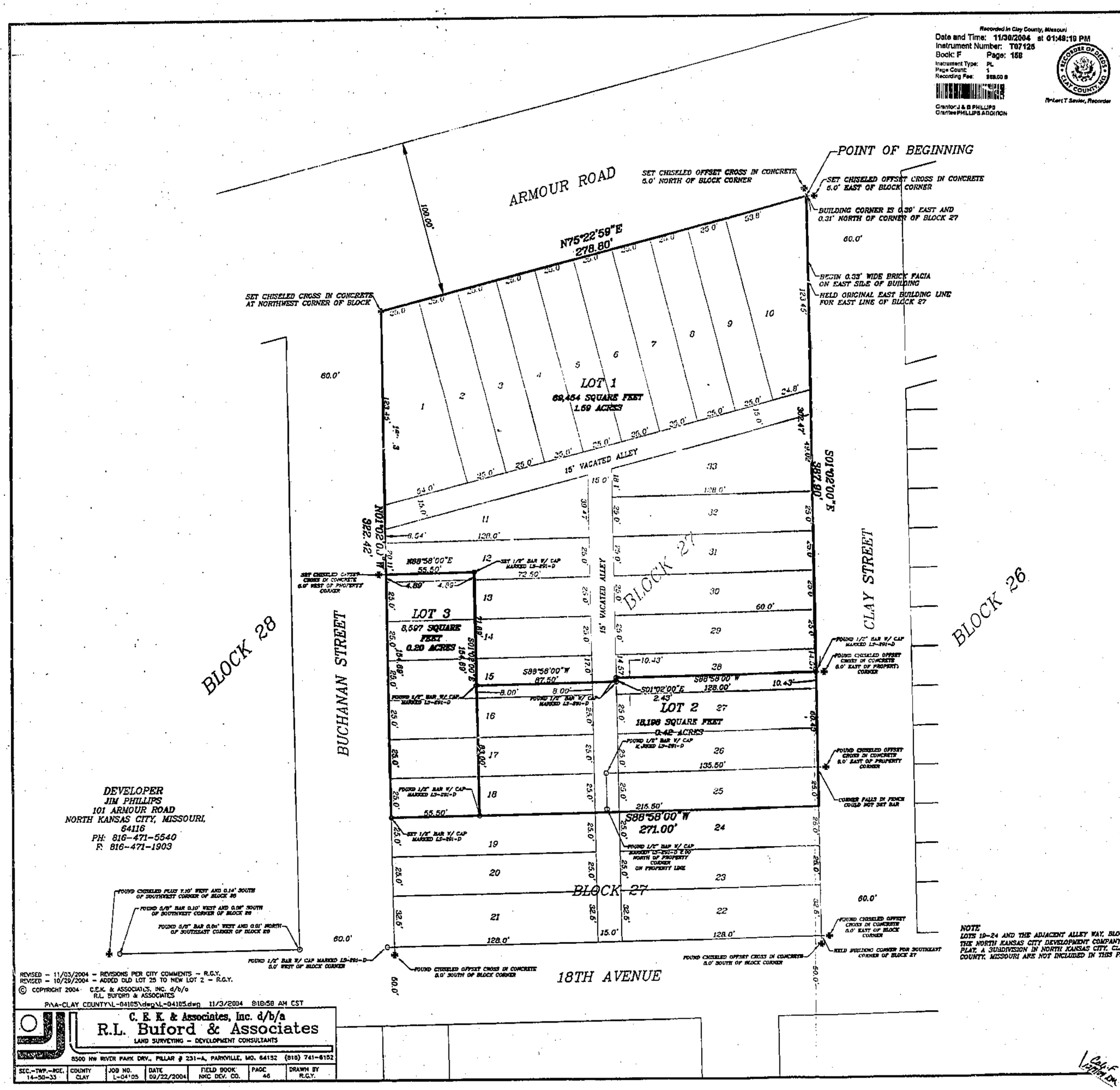
Clay County, Missouri
Land Survey Document

Recorded in Clay County, Missouri
Date and Time: 11/30/2004 at 01:49:19 PM
Instrument Number: T07125
Book: F Page: 158
Instrument Type: PL
Page Count: 1
Recording Fee: $28.00 S
Grantor: J & B PHILLIPS
Grantee: PHILLIPS ADDITION
Mark T. Savier, Recorder

PHILLIPS' ADDITION

A REPLAT OF LOTS 1--18, LOTS 25–33, AND PART OF THE VACATED ALLEYWAYS LYING ADJACENT TO SAID LOTS, ALL IN BLOCK 27, NORTH KANSAS CITY DEVELOPMENT COMPANY'S FIRST PLAT, A SUBDIVISION IN NORTH KANSAS CITY, CLAY COUNTY, MISSOURI



REVISED – 11/03/2004 – REVISIONS PER CITY COMMENTS – R.G.Y.
REVISED – 10/29/2004 – ADDED OLD LOT 25 TO NEW LOT 2 – R.G.Y.

© COPYRIGHT 2004 C.E.K. & ASSOCIATES, INC. d/b/a R.L. BUFORD & ASSOCIATES

P:\A-CLAY_COUNTY\L-04105\dwg\L-04105.dwg 11/3/2004 8:18:58 AM CST

C. E. K. & Associates, Inc. d/b/a
R.L. Buford & Associates
LAND SURVEYING – DEVELOPMENT CONSULTANTS
8500 NW RIVER PARK DRV., PILLAR # 231-A, PARKVILLE, MO. 64152 (816) 741-6152

SEC.-TWP.-RGE.	COUNTY	JOB NO.	DATE	FIELD BOOK	PAGE	DRAWN BY
14-50-33	CLAY	L-04'05	09/22/2004	NKC DEV. CO.	46	R.G.Y.

LEGAL DESCRIPTION

CONTAINING 96,249 SQUARE FEET OR 2.21 ACRES

ALL OF LOTS 1–18, 25–33 AND PART OF THE VACATED ALLEY LYING ADJACENT TO SAID LOTS, ALL IN BLOCK 27 OF THE NORTH KANSAS CITY DEVELOPMENT COMPANY'S FIRST PLAT, A SUBDIVISION IN SECTION 14, TOWNSHIP 50 NORTH, RANGE 33 WEST, IN NORTH KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE S01°02'00"E, ALONG THE EAST LINE OF SAID LOTS 10, 33, 32, 31, 30, 29, 28, 27 28 AND 25, A DISTANCE OF 397.90 FEET TO THE SOUTH EAST CORNER OF SAID LOT 25; THENCE S88°58'00"W, ALONG THE SOUTH LINE OF SAID LOT 25, ITS WESTERLY PROLONGATION AND THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 271.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE N01°02'00"W, ALONG THE WEST LINE OF SAID LOTS 18, 17, 16, 15, 14, 13, 12, 11 AND 1, A DISTANCE OF 322.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N75°22'56"E, ALONG THE NORTH LINE OF SAID LOTS 1–10, A DISTANCE OF 278.80 FEET TO THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED PROPRIETORS 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 SHALL BE KNOWN AS "PHILLIPS' ADDITION"

EASEMENTS:

AN EASEMENT IS HEREBY GRANTED TO NORTH KANSAS CITY, 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, OR ANY OTHER PUBLIC UTILITIES, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENT (U/E).

WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, AND HAVE BEEN PREVIOUSLY DEDICATED BY A SEPARATE INSTRUMENT, THE EASEMENT RIGHTS OF THAT INSTRUMENT SHALL REMAIN IN FULL EFFECT AND THE USE THEREOF SHALL BE LIMITED TO THE PURPOSE ONLY.

STREETS:

THE ROADS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES, ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF:

THE UNDERSIGNED PROPRIETORS HAVE HEREUNTO SUBSCRIBED THEIR NAMES

OWNER LOTS 1–10, 11–14, 29–33 AND PART OF LOTS 15–18 AND 28:
J & B PHILLIPS, L.L.C.

JIM PHILLIPS, OWNER

OWNER LOTS 25, 26 AND 27 AND PART OF LOTS 15–18 AND 28
DON POOLE

DON POOLE

STATE OF MISSOURI)
COUNTY OF CLAY)

BE IT REMEMBERED, THAT ON THIS 30th DAY OF November, 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME JIM PHILLIPS, OWNER OF J & B PHILLIPS, L.L.C., AND DON POOLE TO BE PERSONALLY KNOWN, WHO, BEING DULY SWORN BEFORE ME, HAVE EXECUTED THIS INSTRUMENT OF WRITING, AND HAVE ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THE FREE ACT AND DEED OF SAID PERSONS.

IN WITNESS WHEREOF
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 3/2/2006

"NOTARY SEAL"
Marsha A. Wilson, Notary Public
Clay County, State of Missouri
My Commission Expires 3/2/2006

MARSHA A. WILSON
PRINTED NAME

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH KANSAS CITY THIS 4th DAY OF November, 2004.

CHAIRMAN

APPROVED BY THE CITY COUNCIL OF THE CITY OF NORTH KANSAS CITY THIS 23rd DAY OF November, 2004.

ORDINANCE NO.: 7960

MAYOR

CLERK

GRAPHIC SCALE
30 0 15 30 60 90
(IN FEET)
1 inch = 30 ft.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PHILLIPS' ADDITION 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 MINIMUM 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 PLATTING OF SUBDIVISIONS TO THE BEST OF MY BELIEF.

CHARLES E. KOTZ, PLS-2376

http://www.ClayCoGov.com