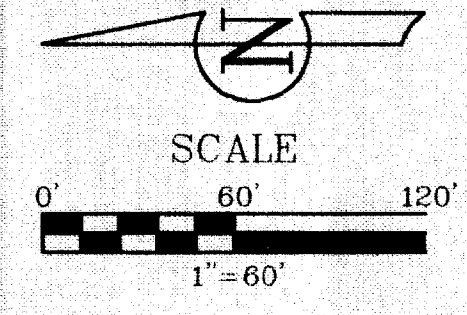


CLAYBROOK-FIRST PLAT

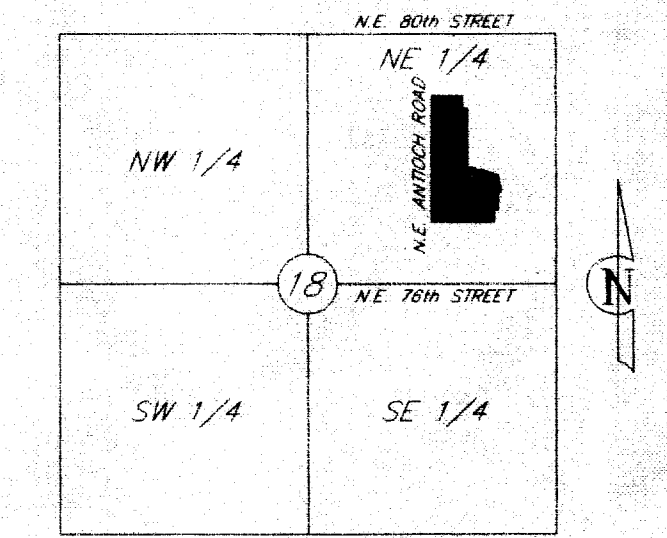
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI

(Sheet 1 of 2)

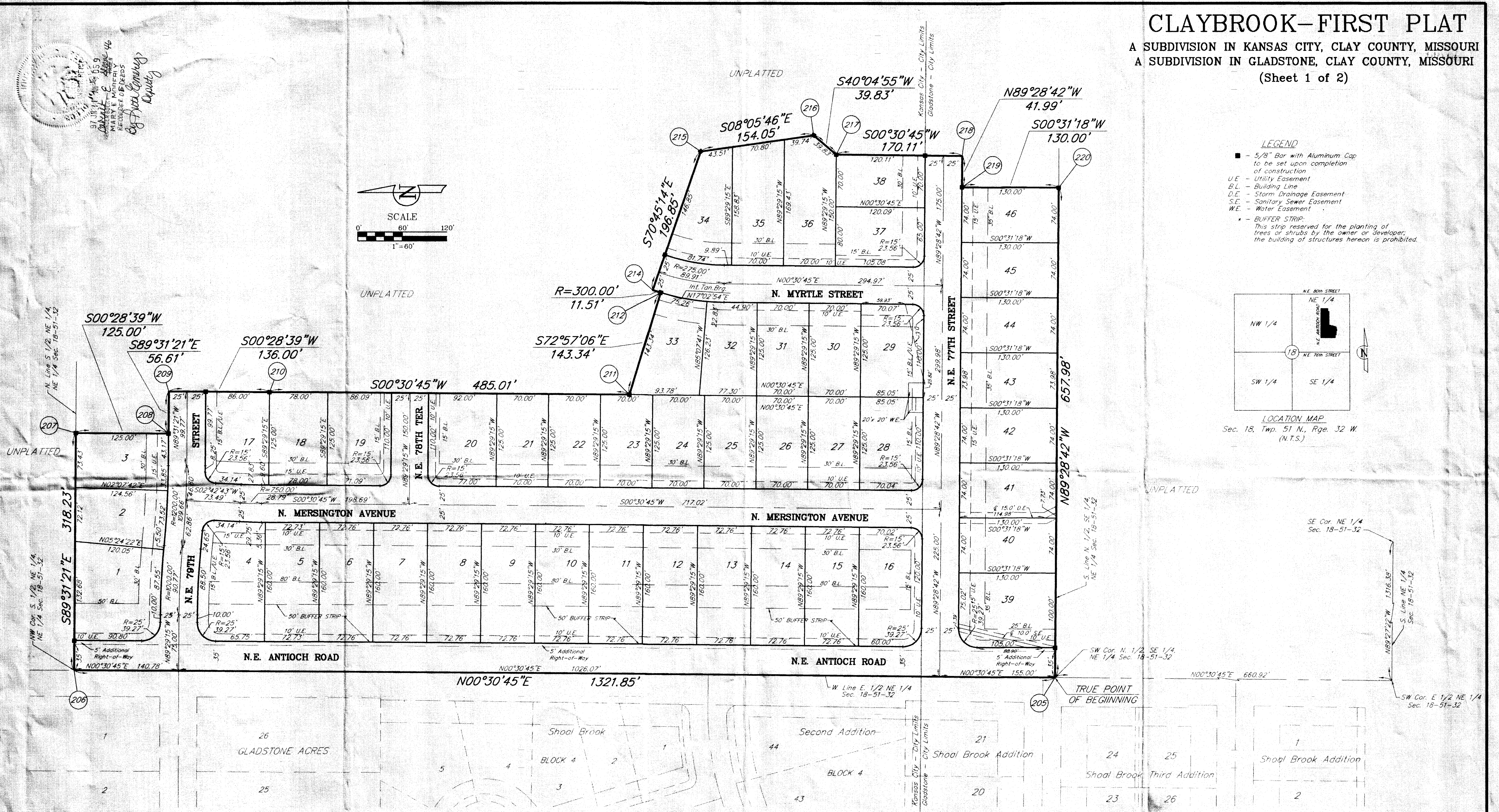
57 JUN 11 1997
 RECORDED
 MARY E. MURPHY
 RECORDER OF DEEDS
 By *John Conway*
 Deputy



- LEGEND**
- - 5/8" Bar with Aluminum Cap to be set upon completion of construction
 - U.E. - Utility Easement
 - B.L. - Building Line
 - S.D.E. - Storm Drainage Easement
 - S.S.E. - Sanitary Sewer Easement
 - W.E. - Water Easement
 - - BUFFER STRIP
This strip reserved for the planting of trees or shrubs by the owner or developer; the building of structures hereon is prohibited.



LOCATION MAP
 Sec. 18, Twp. 51 N., Rge. 32 W.
 (N.T.S.)



SEE BOOK 2690 PAGE 791
 2690 PAGE 775

This plat and survey of CLAYBROOK - FIRST PLAT were executed by John F. Lutjen & Associates, 5577 NW Barry Road, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of CLAYBROOK - FIRST PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. 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 professional knowledge and belief.

9-13-96
 Date

Signed: *W. Jarbes Schowe*
 W. Jarbes Schowe RLS #1989

THOMSON TITLE CORP.

P.O. BOX 212 - LIBERTY, MO 64068
 PHONE (816) 792-0077

JOHN F. LUTJEN & ASSOCIATES
 Civil Engineers - Land Surveyors
 Landscape Architects
 5577 NW BARRY ROAD KANSAS CITY, MISSOURI 64151
 (816) 587-4320 (816) 587-1393

DATE: 9-12-96 Job No. - 95120 File Name - CLAYPLT

CLAYBROOK - FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 CL-12			339307.418	847607.478
201 TP-1	N88°39'37"W	132.972	339310.527	847474.543
202 TP-2	N88°39'37"W	471.527	339321.551	847003.145
203 TP-3	N1°36'04"E	798.892	340119.832	847025.458
204 SW Cor. E 1/2 NE 1/4	N88°19'28"W	14.174	340120.271	847011.291
205 T.P.O.B.	N0°30'45"E	201.431	340321.693	847013.092
206	N0°30'45"E	402.861	340724.538	847016.896
207	S89°31'21"E	98.989	340723.730	847113.681
208	S0°28'39"W	38.096	340685.635	847113.364
209	S89°31'21"E	17.252	340685.491	847130.815
210	S0°28'39"W	41.449	340644.044	847130.270
211	S0°30'45"W	147.816	340496.233	847128.948
212	S72°57'06"E	43.685	340483.426	847170.712
213 R.P.	S72°57'06"E	91.431	340456.620	847258.126
214	N70°45'14"W	91.431	340486.758	847171.805
215	S70°45'14"E	59.994	340466.982	847228.446
216	S8°05'49"E	46.951	340420.499	847235.058
217	S40°04'59"W	12.140	340411.211	847227.242
218	S0°30'45"W	51.843	340399.370	847225.778
219	N89°28'42"W	12.799	340359.486	847213.980
220	S0°31'18"W	39.620	340319.668	847213.619
225	N89°28'42"W	200.535	340321.693	847013.092

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF 0.9999935. COORDINATES ARE IN METERS.

STREET GRADES

GRADE POINT	ELEV.	VCT
N. Mersington Avenue		
Centerline of NE 77th Street	162.44	---
Feet North of the Centerline of NE 77th Street	161.40	25.00'
400.00 Feet North of the Centerline of NE 77th Street	184.50	150.00'
968.00 Feet North of the Centerline of NE 77th Street	178.82	25.00'
Centerline of NE 79th Street	177.77	---
NE 78th Terrace		
Centerline of N. Mersington Avenue	181.33	---
Feet East of the Centerline of N. Mersington Ave.	180.29	25.00'
150.00 Feet East of the Centerline of N. Mersington Ave. (East Line of Plat)	171.78	---
NE 79th Street		
Feet West of the Centerline of N. Mersington Ave.	190.57	---
163.64 Feet West of the Centerline of N. Mersington Ave.	189.22	25.00'
146.57 Feet East of the Centerline of N. Mersington Ave. (East Line of Plat)	167.52	---
NE 77th Street		
Feet West of the Centerline of N. Mersington Ave.	165.95	---
225.00 Feet East of the Centerline of N. Mersington Ave.	161.17	100.00'
5.00 Feet East of the Centerline of N. Mersington Ave.	170.25	125.00'
300.00 Feet East of the Centerline of N. Mersington Ave.	163.25	---
475.00 Feet East of the Centerline of N. Mersington Ave. (East Line of Plat)		
N. Myrtle Street		
Centerline of NE 77th Street	168.04	---
39.00 Feet North of the Centerline of NE 77th Street	167.23	25.00'
250.00 Feet North of the Centerline of NE 77th Street	175.67	150.00'
400.00 Feet North of the Centerline of NE 77th Street	166.26	---

LEGAL DESCRIPTION:

A subdivision of land in the Northeast Quarter of Section 18, Township 51, Range 32, Kansas City and Gladstone, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast Corner of said Northeast Quarter; thence North 89°27'22" West, along the South line of said Northeast Quarter, 1316.38 feet to the Southwest Corner of the East One-Half of said Northeast Quarter; thence North 0°30'45" East, along the West line of said East One-Half, 660.92 feet to the Southwest Corner of the North One-Half of the Southeast Quarter of said Northeast Quarter; said point being also the True Point of Beginning of the tract to be herein described; thence continuing North 0°30'45" East, along said West line, 1321.85 feet to the Northwest Corner of the South One-Half of the Northeast Quarter of said Northeast Quarter; thence South 89°31'21" East, along the North line of said South One-Half, 318.23 feet; thence South 0°28'39" West, 125.00 feet; thence South 89°31'21" East, 56.61 feet; thence South 0°28'39" West, 136.00 feet; thence South 0°30'45" West, 485.01 feet; thence South 72°57'06" East, 143.34 feet; thence Northerly along a curve to the right, having an initial tangent bearing of North 17°02'54" East, a radius of 300.00 feet, an arc distance of 11.51 feet; thence South 70°45'14" East, 196.85 feet; thence South 8°05'46" East, 154.05 feet; thence South 40°04'55" West, 39.83 feet; thence South 0°30'45" West, 170.11 feet; thence North 89°28'42" West, 41.99 feet; thence South 0°31'18" West, 130.00 feet to a point on the South line of the North One-Half of the Southeast Quarter of said Northeast Quarter; thence North 89°28'42" West, along said South line, 657.98 feet to the True Point of Beginning. Containing 15.12 acres, more or less, except that part in existing right-of-way.

DEDICATION

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 known as:

CLAYBROOK - FIRST PLAT

EASEMENTS: An easement is hereby granted to 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, 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 Kansas City, 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 as to water main easements.

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 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 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 streets 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.

PARKLAND DEDICATION: The Developer elects to pay the City of Kansas City, Missouri, the sum of Five Thousand Three Hundred Three & 76/100ths Dollars (\$5,303.76) in lieu of required park land dedication for thirty-eight (38) single-family units, pursuant to Section 66.128, Code of Ordinances, as amended.

NOTE: No direct vehicular access shall be made from Lot 1, Lots 4 through 16, inclusive, and Lot 39 to NE Antioch Road.

IN WITNESS WHEREOF: CLAYCO PROPERTIES, Inc., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 13th day of September, 1996.

CLAYCO PROPERTIES, Inc.
Robert Woolbridge, President

STATE OF MISSOURI }
COUNTY OF Platte } SS:

Be it remembered that on this 13th day of September, 1996, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Robert Woolbridge, to me personally known, who being by me duly sworn, did say that he is President of Clayco Properties, and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said Robert Woolbridge acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

JOHN E. KOST
Notary Public - State of Missouri
Commission Expires Dec. 20, 1998

John E. Kost
Notary Public

My Commission Expires:

CITY OF KANSAS CITY, MISSOURI:

CITY PLAN COMMISSION

Approved: *Whitney E. Kerr, Sr.*
Chairman - Whitney E. Kerr, Sr.

Virginia L. Walsh
Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved: *Charles E. Owsley*
City Engineer - Charles E. Owsley

George E. Wolf, Jr.
Director - George E. Wolf, Jr.
Entry Number: 960563

COUNCIL

This is to Certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. 961308, duly authenticated, as passed this 11 day of Oct 1996.
Catherine T. Rocha
CITY CLERK
City Clerk - Catherine T. Rocha

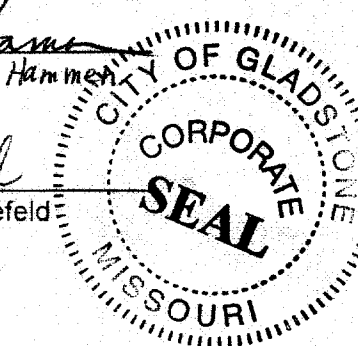
CITY OF GLADSTONE, MISSOURI:

CITY PLAN COMMISSION

Approved: *Wayne Beer*
Chairman - Carol Ruth
WAYNE BEER

CITY COUNCIL

Approved: Ordinance 3,528 7/1/96
Ante Newson
Mayor - Ante Newson
Marilyn F. Ahnefeld
City Clerk - Marilyn F. Ahnefeld



This plat and survey of CLAYBROOK - FIRST PLAT were executed by John F. Lutjen & Associates, 5577 NW Barry Road, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of CLAYBROOK - FIRST PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. 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 professional knowledge and belief.

9-13-96
Date

Signed: *W. Jantje Schow*
W. Jantje Schow RLS #1989

THOMSON TITLE CORP.
P.O. BOX 212 - LIBERTY, MO 64068
PHONE (816) 792-0077

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers - Land Surveyors
Landscape Architects
5577 NW BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4320 FAX (816) 587-1393

DATE: 9-12-96 Job No. - 95120 File Name - CLAYPL1