

**RED BRICK TRIO ADDITION**  
 A REPLAT OF PART OF BLOCK ONE OF TOWN OF GOSNEYVILLE  
 FINAL PLAT  
 CLAY COUNTY, MISSOURI

**PROPERTY DESCRIPTION**

Lots 1-4, Lot 7, part of Lot 8 and that part of the alleyway between Lot 4 and Lot 7, Block One, in the TOWN OF GOSNEYVILLE, Clay County, Missouri, more particularly described as follows:

Beginning at the Southeast corner of said Lot 1; thence North 89°35'05" West, 120.00 feet to the Southwest corner of said Lot 1; thence North 00°24'55" East, 180.00 feet to the Southwest corner of said Lot 4; thence North 89°35'05" West, 76.00 feet along the South line of said Lot 7; thence South 00°24'55" West, 50.00 feet; thence North 89°35'05" West, 60.00 feet to the West line of said Lot 8; thence North 00°24'55" East, 110.00 feet to the Northwest corner of said Lot 7; thence South 89°35'05" East along the North line of Block 1, 256.00 feet to the Northeast corner of said Lot 4; thence South 00°24'55" West along the East line of said Block 1, 240.00 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 "RED BRICK TRIO".

**EASEMENTS:** An easement or license is hereby granted to Clay County 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.). All of the reconstruction and proper safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structures (except driveways, paved areas, grass, shrubs, and fences), nor shall there be any obstruction to interfere with the agents and employees of Clay County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonable necessary in exercising the rights granted by the easement.

**STREETS:** Streets shown on this plat and not heretofore dedicated to public use as thoroughfares 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 street line, EXCEPTING therefrom, the existing buildings at the time of this plat and shown hereon.

**IN TESTIMONY WHEREOF:** Charles K. Light and Jody L. Light, husband and wife, have set their hands and caused this instrument to be executed this \_\_\_ day of \_\_\_, 2014.

Charles K. Light \_\_\_\_\_ Jody L. Light \_\_\_\_\_

STATE OF MISSOURI  
 COUNTY OF \_\_\_\_\_ J.S.S.

Be it remembered that on this \_\_\_ day of \_\_\_, 2014, before me the undersigned Notary Public in and for the County and State above mentioned came Charles K. Light and Jody L. Light, husband and wife, who are personally known to me and duly sworn did say that they executed this instrument as their free act and deed.

**IN TESTIMONY WHEREOF:** I have hereunto set my hand and affixed my notarial seal at my office in \_\_\_ County, Missouri, on the day and year last written.

My Commission Expires: \_\_\_\_\_ Notary Public \_\_\_\_\_

This plat of RED BRICK TRIO has been submitted to and approved by the Clay County Planning and Zoning Commission this \_\_\_ day of \_\_\_, 2014.

Chairman, Planning and Zoning Commission \_\_\_\_\_ Director, Planning and Zoning Commission \_\_\_\_\_

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this \_\_\_ day of \_\_\_, 2014, Resolution # \_\_\_\_\_

ATTEST: \_\_\_\_\_  
 Presiding Commissioner

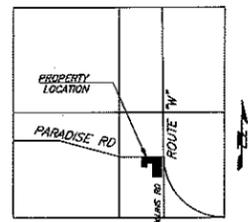
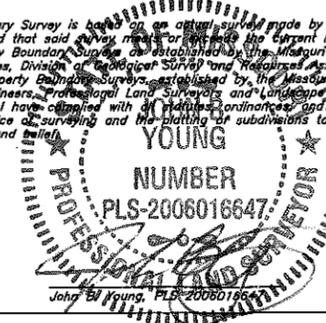
County Counselor \_\_\_\_\_  
 Western District Commissioner

County Clerk \_\_\_\_\_  
 Eastern District Commissioner

**NOTE:** This survey meets the accuracy requirements for an Urban Class of Property.

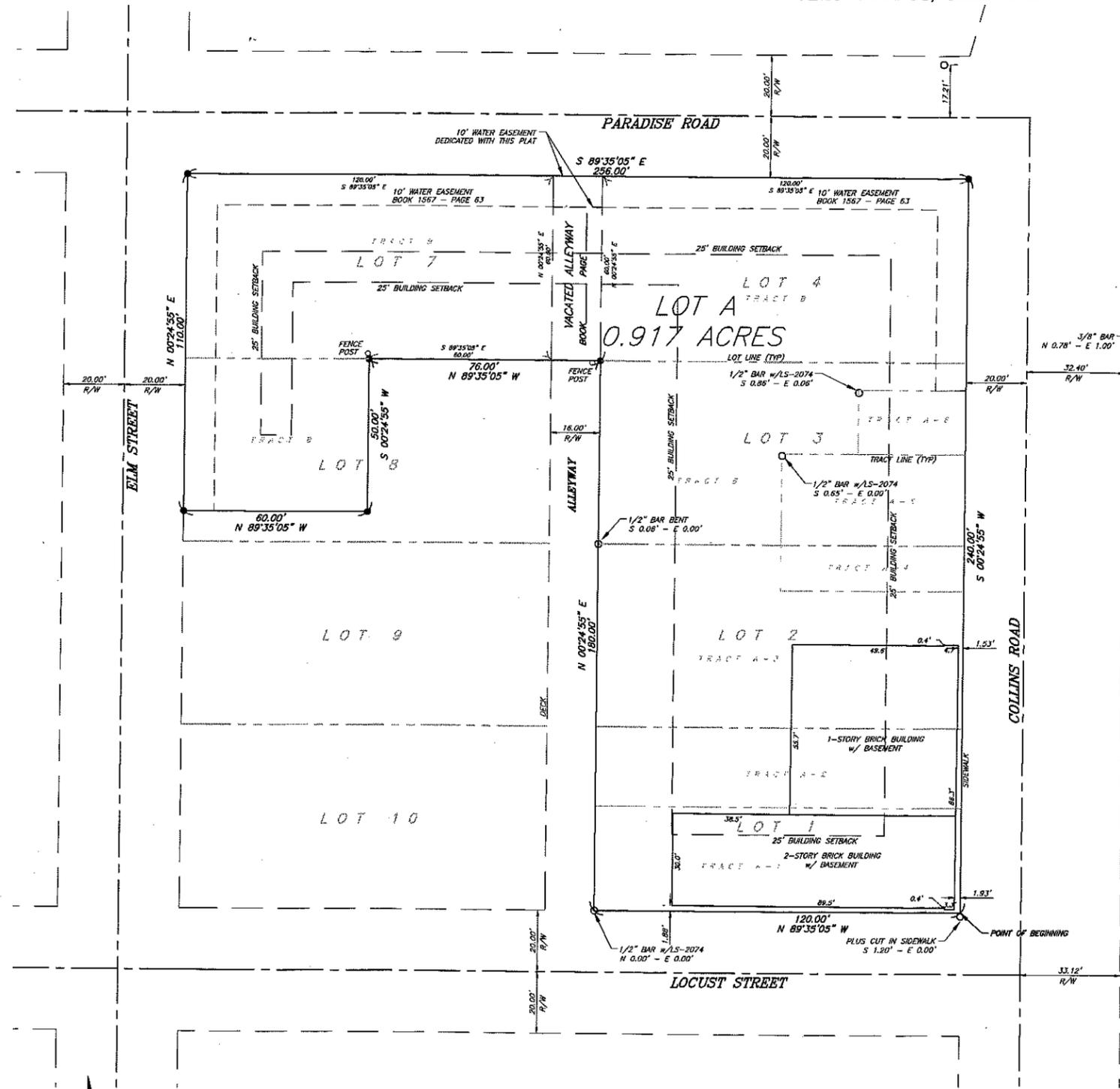
I hereby state that this Boundary Survey is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Natural Resources, Division of Geospatial Survey and Engineering 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 rules, ordinances, and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 8/28/14



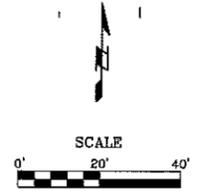
VICINITY MAP  
 SEC. 5-53-32  
 N.T.S.

SHEET 1 OF 1



**General Survey Notes:**  
 1.) Title Report # 1109-23113, dated June 25, 2014 at 8:00 AM provided by Stewart Title Guaranty Company.  
 2.) Bearings used on this survey are assumed the East line of the property surveyed bears N 00°24'55" E.  
 3.) The Plat of "Town of Gosneyville" is recorded in Book 424 of Page 259 in the Office of the Recorder of Clay County, Missouri.  
 4.) The subject property is located in Zone X, areas determined to be outside the 500-year floodplain, as shown on Flood Insurance Rate Map (FIRM) 2900860025 B, effective April 16, 2003.  
 5.) Tract lines shown hereon are from the legal descriptions shown in the referenced Title Report.

**LEGEND**  
 ● - 1/2" BAR SET W/ J & J CAP  
 ○ - 1/2" BAR FOUND AS NOTED  
 □ - MONUMENT FND. AS NOTED  
 R/W - RIGHT-OF-WAY  
 U/E - UTILITY EASEMENT



RECEIVED  
 SEP 02 2014  
 BY: \_\_\_\_\_

Location: S:\14.069 - Red Brick Trio\DRAWINGS\Red Brick Trio Plat.dwg