

**BILL NO. 17-27**

**ORDINANCE NO. 4.402**

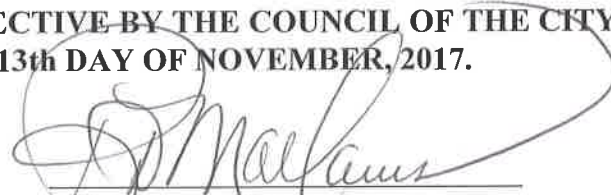
**AN ORDINANCE APPROVING THE RE-PLAT OF SHOAL BROOK ADDITION LOT 2, BLOCK 3, GLADSTONE, CLAY COUNTY, MISSOURI, COMMONLY KNOWN AS 7630 NORTH BALES AVENUE, AND DIRECTING THE APPROPRIATE OFFICIALS TO AFFIX THEIR SIGNATURES TO SAID PLAT FOR RECORDING.**

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:**

**SECTION 1. ACCEPTANCE.** It appearing to the Council of the City of Gladstone, Missouri, from the Plat filed and exhibited to them that all parties having any right, title, or interest in or to said property described more particularly in the attached Exhibit "A", having signed said Plat, and it is in the best interests of the City of Gladstone to approve and accept the same; it is hereby ordained by the Council of the City of Gladstone, that the Final Plat described in the attached Exhibit "A" as "Shoal Brook Addition Lot 2, Block 3" is hereby accepted.

**SECTION 2. SIGNATURES.** The proper officials of the City of Gladstone, Missouri, are hereby authorized and directed to affix their signatures to said Plat in a manner suitable for recording.

**PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 13<sup>th</sup> DAY OF NOVEMBER, 2017.**

  
R.D. Mallams, Mayor

ATTEST:

  
Ruth E. Bocchino, City Clerk

1st Reading: November 13, 2017

2nd Reading: November 13, 2017

File #2017-016



## Community Development Department

### Staff Report

Date: October 13, 2017 *NP*

File #: 2017-016

Requested Action: Final Plat (Replat)

Date of PC Consideration: October 16, 2017 (Unanimous Approval)

Date of Council Consideration: November 13, 2017

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Applicant: Brian Tresnak  
7630 N Bales Avenue  
Gladstone, Missouri 64119

Owner: Same

Architect/ Engineer: Tom Clemons  
Area Surveyors  
P.O. Box 324  
Grandview, Missouri 64030

Address of Property: 7630 N Bales Avenue

### Planning Information

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- Current Zoning: R-1: Single-Family Residential
- Zoning History: None recent
- Planned Land Use: Remaining residential
- Surrounding Uses: Residential and city-owned open space
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

### Additional Information

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- Public Utility Availability: Existing public utilities are available
- Ingress/Egress: Adequate ingress and egress exist along N Bales Avenue
- Traffic Impacts: None
- Parking Required: Two off-street parking spaces
- Parking Provided: At least two off-street parking spaces
- Proposed On-Site Improvements: None
- Proposed Off-Site Improvements: None
- Proposed Landscaping: None
- Proposed Signage: None

## **Analysis**

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The applicant is requesting that the city approve a minor replat that would combine two residential lots into one larger parcel – approximately two-thirds of an acre. The current western most lot is land-locked due to its location adjacent to M-1 Highway – the Missouri Department of Transportation has restricted access due to the corridor’s classification as a limited access highway. Replatting will enable this lot to have access from N Bales Avenue.

Nothing of any material will change other than allowing the property owner the ability to have a deeper parcel. In addition, all existing easements will remain. The replat conforms to all city code provisions and is consistent with State of Missouri survey standards.

## **Recommendation**

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Both the Planning Commission and City staff recommends that the City Council approve the final plat as submitted.

**GLADSTONE PLANNING COMMISSION MINUTES**  
Council Chambers October 16, 2017

**1. Meeting called to Order- Roll Call-** Chairman Markenson called the meeting to order at 7:00 pm.

Commissioners present were: Anne Alexander  
Chase Cookson  
Jennifer McGee  
Katie Mittleton  
James New  
Shari Poindexter  
Carols Salazar  
Bill Turnage  
Don Ward  
Larry Whitton  
Gary Markenson

Also present: Jean Moore, Councilmember  
Kyle Yarber, Councilmember  
Nick Pappas, CD Director  
Cheryl Lamb, Administrative Assistant

**2. Pledge of Allegiance to the United States of America.**

**3. Approval of Minutes.**

Chairman Markenson asked if there was a motion to approve the minutes from the October 2, 2017, meeting. Mr. Turnage moved to approve the minutes. Mr. Whitton seconded. The minutes were approved, 11-0.

**4. Presentation: Oak Hill Day School.**

Mr. Feagles' 8<sup>th</sup> grade students from Oak Hill Day School presented the Planning Commission with a proposal designed to make Gladstone a destination location. The students shared their ideas using "nostalgia from the past to build on the future" in a theme park based on separate areas showing the 50's, 60's, 70's, and 80's. Their plans included a drive-in movie theatre, drive-in restaurants, diners, go karts, and gift shops for each decade. The music, movies, cars, food, and dress from each era would be replicated in each of the areas creating their "Town of the Decades". Mr. Feagles shared that all of the ideas came from the student's research and offered tremendous job opportunities in Gladstone, making it a "city of the future with a great past".

**5. Final Plat: Replat of Shoal Brook Addition, Lot 2, Block 3. File #2017-016.**

Mr. Pappas shared that this is a minor replat. The Shoal Brook addition is to the north end of Gladstone on N Bales Avenue. The request is to replat two lots into one major lot. This will allow the lot that is furthest to the west to have better access from N Bales. Currently, the state of Missouri is not allowing access off of M-1. This will simplify their access. It's roughly 2/3 of an acre in size, it's residential, and it's flanked by City property on both ends. It is a minor replat.

Chairman Markenson asked if there were any questions. None. He asked if anyone would like to speak in favor of the replat. None. He then asked if anyone wanted to speak in opposition to the replat. None. He closed the public hearing. He then asked if there were any comments from the Commission. None. He asked if there was a motion to recommend the replat of Shoal Brook Addition, Lot 2, Block 3.

**MOTION: By Mr. Turnage, second by Mr. Ward, to approve the Replat of Shoal Brook Addition, Lot 2, Block 3. File #2017-016.**

**VOTE:**

<b>Anne Alexander</b>	<b>Yes</b>
<b>Chase Cookson</b>	<b>Yes</b>
<b>Jennifer McGee</b>	<b>Yes</b>
<b>Katie Middleton</b>	<b>Yes</b>
<b>James New</b>	<b>Yes</b>
<b>Shari Poindexter</b>	<b>Yes</b>
<b>Carlos Salazar</b>	<b>Yes</b>
<b>Bill Turnage</b>	<b>Yes</b>
<b>Don Ward</b>	<b>Yes</b>
<b>Larry Whitton</b>	<b>Yes</b>
<b>Gary Markenson</b>	<b>Yes</b>

**The motion carried (11-0).**

**6. Other Business:**

a. **Commission Education (handouts).** None.

b. **Planning and development related news.** Mr. Pappas stated that is has been a very busy time in Community Development. Pagoda Village has recently submitted their application for rezoning. They will be coming before the Commission in the near future. They are moving forward with the parking lot enhancements, and the Pepperoni Pub Restaurant should be opening next week.

The Olympic Car Wash hasn't gone to the Council yet. Community Development is working with the architect and the property owners to address the concerns voiced at the Commission hearing. They will be planting additional landscaping to help buffer the noise from the blower.

Mr. Pappas shared that there are new businesses opening in Gladstone. One is the Feed Supply restaurant that is going into the Gladstone 18 Building next to the Laughing Place Bakery. Edward Jones will be opening an office in the NIC building that will be good for the City.

Mr. Pappas stated that he is currently working on a Tiger Grant for \$14 million to complete the Gladstone Parkway. He will keep them posted on their progress.

Recently the CDC Loan Program voted to amend its guidelines freeing up more money for projects along N Oak Trafficway. They also approved a loan for the old Gladstone Flowers location. There will be a couple of new businesses going in there. The property will be completely rehabbed. It will be a boost for N Oak.

Mr. Pappas and Ms. Poindexter will be meeting later this week to discuss initiatives for the Planning Commission.

Chairman Markenson asked what the cost will be for the Gladstone Parkway to connect to Hwy 169.

Mr. Pappas said that it will take the full \$14 million. There is a lot of grading and bridge work that needs to be done, as well as property acquisition from some apartments along Broadway.

Chairman Markenson asked what the prospects were for receiving that grant.

Mr. Pappas stated that we haven't tried for the grant before so it's hard to know. He has worked on Tiger Grants before in other communities, but Gladstone hasn't had that ability in the past.

Chairman Markenson asked if there were any questions for Mr. Pappas. None. He then asked about the Asian restaurants in Pagoda Village and if they were making progress.

Mr. Pappas shared that they are, slowly, but they are coming.

Chairman Markenson asked about the abandoned QuikTrip.

Mr. Pappas said that he had emailed them last week to check the status. They told him that they are under contract but can't disclose who the contract is with. They are supposed to come in to meet with him to discuss plans.

**7. Communications from City Council and Staff.**

Councilman Moore wanted to thank all the students at Oak Hill. She felt they provided a great walk down memory lane. She appreciates all the hard work their presentation represents and their enthusiasm and energy clearly was a part of that. She expressed her thanks to each and every one of the students and all the instructors. She said, "It's a fun meeting every year and something we look forward to. Thank you for your partnership with the City."

Councilman Moore shared that this Friday night is "Friday Fright Night" at the park. There will be Trunk-or-Treats, hot dogs, snacks, and fun events all around. Kids, and parents, come in costume.

**8. Communications from Planning Commission.**

Ms. Poindexter shared that she and her husband really enjoyed Whiskey Fest last weekend and that it was a lot of fun.

Ms. Alexander said that she really appreciates the work that went into the presentation the students did. She said it was very interesting and, having lived through all those eras, it brought back a lot of memories. She also invited anyone who is interested to visit her art display in the display cases in the hall way at City Hall.

Chairman Markenson asked if there was a motion to adjourn.

Motion by Mr. New, second by Mr. Salazar.

**9. Adjournment-** Chairman Markenson adjourned the meeting at 7:43 pm.

Respectfully submitted:

\_\_\_\_\_  
Cheryl Lamb, Recording Secretary

Approved as corrected \_\_\_\_\_

\_\_\_\_\_  
Gary Markenson, Chairman

Approved as submitted \_\_\_\_\_



**CITY OF GLADSTONE**

7010 N HOLMES  
GLADSTONE, MISSOURI 64118  
PHONE: 436-2200 FAX: 436-2228

File Number: 2017-016  
Date Filed: 10-3-17

**Application Type:**

- Special Use Permit (\$500)
- Zoning Change (\$500)
- Final Plat (\$75)
- Variance- BZA (\$200)
- Right-of-Way Vacation (\$200)
- Site Plan Revision (\$500)

Address of Action: 7630 N. Bales Ave

Legal Description: Lot 2, Block 3, SHOAL BROOK ADDITION  
*Attach under separate cover if necessary.*

**Applicant/Property Owner Information:**

Applicant(s) Brian Tresnak  
 Company \_\_\_\_\_  
 Address 7630 N. Bales Ave Gladstone Mo. 64119  
 Phone 816-674-3942 Fax \_\_\_\_\_ E-Mail \_\_\_\_\_

Property Owner (if different than applicant) Same  
 Company \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-Mail \_\_\_\_\_

Architect/Engineer Tom Clemons  
 Company Area Surveyors  
 Address P.O. Box 324 Grandview Mo 64030  
 Phone 816-941-7557 Fax \_\_\_\_\_ E-Mail survey@kc.ri.com

*Please indicate in one box above which person is to be the contact.*

Applicant's Signature Tom Clemons Date 8-28-17

Notes:

Office Use Only:

**Publication Dates:**

Planning Commission \_\_\_\_\_  
City Council \_\_\_\_\_

**Public Hearing Dates:**

Planning Commission \_\_\_\_\_  
City Council \_\_\_\_\_

Planning Commission:

Date

Approval  \_\_\_\_\_  
Denial  \_\_\_\_\_  
Withdrawn  \_\_\_\_\_

City Council:

Date

Approval  \_\_\_\_\_  
Denial  \_\_\_\_\_  
Withdrawn  \_\_\_\_\_

Deposit:

**Charges:**

Office Fee \$ \_\_\_\_\_  
Certified Mail ( @ ) \$ \_\_\_\_\_  
PC Legal Notice \$ \_\_\_\_\_  
CC Legal Notice \$ \_\_\_\_\_  
Other \_\_\_\_\_ \$ \_\_\_\_\_  
Sub-total: \$ \_\_\_\_\_  
Balance..... \$ \_\_\_\_\_

\$500.00

75.00

*pd 10-3-17*

Amount Overpaid \$ \_\_\_\_\_ Check Requested \_\_\_\_\_

Amount Underpaid \$ \_\_\_\_\_ Invoice Requested \_\_\_\_\_



**OWNER'S AUTHORIZATION**

Brian P. Trezak

I, Julie A. Trezak, do hereby authorize Area Surveyors  
(owner's name) (applicant's name)

To apply for the following action on my property at 7630 N. Bates Ave.  
CLAYSTONE, MO 64117

- a. Rezone from \_\_\_\_\_ to \_\_\_\_\_.
- b. Site Plan Revision \_\_\_\_\_.
- c. Special Use Permit \_\_\_\_\_.

Date: 8/23/2017 Owner's Signature: Brian P. Trezak

**NOTARIZATION**

State of Missouri  
County of CLAY

Subscribed and sworn before me this 23 day of August, 2017.

Notary's Signature: [Signature]  
My Commission expires: 7/26/21

(seal)



JOHN W. NESSON  
My Commission Expires  
July 26, 2021  
Clinton County  
Commission #13379009



## Official Tax Payment Receipt

Receipt No.:	2941697	Date and Time:	12/02/2016	Print Date:	9/22/2017 1:54:19 PM
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Receipt Details					
Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
14406000502000	2016	8	2,278.45	0.00	A/V Principal-Residential

Name and Address Information			
Name	Address	Tender Type	Amount Applied
WELLS FARGO HOME MTG 2	MAC x2502-011,Des Moines,IA50328	Wire Transfer	2,278.45

Distribution to Districts			
Parcel No.	Tax Year	Agency	Amount
14406000502000	2016	COUNTY SERVICES	50.027600000000
	2016	GLADSTONE	255.660500000000
	2016	HANDICAP TAX	31.843100000000
	2016	HEALTH TAX	26.535900000000
	2016	KCJC TAX	63.012600000000
	2016	LIBRARY TAX	84.941800000000
	2016	MENTAL HEALTH TAX	26.535900000000
	2016	NORTH KANSAS CITY SCHOOL DISTRICT	1731.810600000000
	2016	STATE TAX	8.082000000000

Real Estate Legal Descriptions		
Parcel No.	Legal Line	Line No.
14406000502000	SHOAL BROOK ADDITION LT 2 BLK 3	1

**\*Interest and penalty will be assessed on any unpaid balance amount.** The unpaid balance amount shown on this receipt is valid as of time of payment. Changes in the taxable value may alter your unpaid balance amount.

Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed.

Please verify with your financial institution that this payment has cleared.

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## Official Tax Payment Receipt

Receipt No.:	2911061	Date and Time:	11/20/2016	Print Date:	9/22/2017 2:18:18 PM
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### Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
14405000200102	2016	8	38.90	0.00	A/V Prncpal-Residential

### Name and Address Information

Name	Address	Tender Type	Amount Applied
TRESNAK BRIAN PATRICK & JULIE ANN	7630 N BALES AVE , KANSAS CITY , MO64119-4364	Electronic Check	38.90

### Distribution to Districts

Parcel No.	Tax Year	Agency	Amount
14405000200102	2016	COUNTY SERVICES	0.854100000000
	2016	GLADSTONE	4.364900000000
	2016	HANDICAP TAX	0.543700000000
	2016	HEALTH TAX	0.453000000000
	2016	KCJC TAX	1.075800000000
	2016	LIBRARY TAX	1.450200000000
	2016	MENTAL HEALTH TAX	0.453000000000
	2016	NORTH KANSAS CITY SCHOOL DISTRICT	29.567200000000
	2016	STATE TAX	0.138000000000

### Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
14405000200102	BEG 438.91'S OF NL GLADSTONE CITY LIMITS & 175'E OF EL N PROSPECT, S80, W190, N80, E175TO POB	1

**\*Interest and penalty will be assessed on any unpaid balance amount.** The unpaid balance amount shown on this receipt is valid as of time of payment. Changes in the taxable value may alter your unpaid balance amount.

Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed.

Please verify with your financial institution that this payment has cleared.

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Outlook Mail

receipt



New | v

Reply | v

Delete

Archive

Junk | v

Sweep

Move to v



Search results

In folders

All folders

Inbox

save

work

From

Amazon.com  
ship-confirm@amazon.com

auto-confirm@amazon.com  
auto-confirm@amazon.com

Capital One  
capitalone@notification.com

Amazon.com  
shipment-tracking@amazon.com

Groupon  
orders@r.groupon.com

Options

With attachments

Date

All

This week

Last week

This month

Select range

From

Sat 9/23/2017



To

Sat 9/23/2017



Clay County Collector Payment Confirmation

Payments@Bill2Pay.com

Sun 11/20/2016, 12:27 PM

You v

#Receipts x

This is to confirm your recent payment made to Clay County Collector for PROPERTY TAX on November 20, 2016

Your confirmation number is 0009918496.

PROPERTY TAX - 00099000100810 \$427.95  
2016

PROPERTY TAX - 14405000200102 \$38.90  
2016

Convenience Fee: \$0.00  
Total Payment Amount: \$466.85

For further information please send an email to , or call us at (816)407-3200.

Thank you.

Outlook Mail

receipt



New | Reply | Delete | Archive | Junk | Sweep | Move to | ...

Search results

In folders

All folders

Inbox

save

work

From

Amazon.com  
ship-confirm@amazon.com

auto-confirm@amazon.com  
auto-confirm@amazon.com

Capital One  
capitalone@notification.com

Amazon.com  
shipment-tracking@amazon.com

Groupon  
orders@r.groupon.com

Options

With attachments

Date

All

This week

Last week

This month

Select range

From

Sat 9/23/2017

To

Sat 9/23/2017

### Clay County Collector Payment Confirmation

Payments@Bill2Pay.com

Sun 11/20/2016, 12:27 PM

You

#Receipts

This is to confirm your recent payment made to Clay County Collector for PROPERTY TAX on November 20, 2016

Your confirmation number is 0009918496.

PROPERTY TAX - 00099000100810 \$427.95  
2016

PROPERTY TAX - 14405000200102 \$38.90  
2016

Convenience Fee: \$0.00  
Total Payment Amount: \$466.85

For further information please send an email to , or call us at (816)407-3200.

Thank you.

# Printable View

To print this document please press



## Property Account Summary

Parcel Number 14405000200102 Property Address 0 N PROSPECT AVE , GLADSTONE, MO 00000

### General Information

Property Description	BEG 438.91'S OF NL GLADSTONE CITY LIMITS & 175'E OF EL N PROSPECT, S80, W190, N80, E175TO POB
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	8

### Property Characteristics

No Property Characteristics Found

### Parties

Role	Percent	Name	Address	Since
Taxpayer	100	TRESNAK BRIAN PATRICK & JULIE ANN	7630 N BALES AVE, KANSAS CITY, MO 64119-4364 UNITED STATES	10/11/2014
Owner	100	TRESNAK BRIAN PATRICK & JULIE ANN	7630 N BALES AVE, KANSAS CITY, MO 64119-4364 UNITED STATES	10/11/2014

### Property Values

Value Type	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011	Tax Year 2010
Assessed Value Total (AVR)	460	460	460	460	460
Taxable Value Total (TVR)	460	460	460	460	460

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact our office at (816) 407-3200.

### Distribution of Current Taxes

District	Rate	Amount	Voted Amount	Non-Voted Amount
COUNTY SERVICES	0.229900	1.06	0.00	1.06
GLADSTONE	0.929000	4.27	0.00	4.27
HANDICAP TAX	0.116200	0.53	0.00	0.53
HEALTH TAX	0.100000	0.46	0.00	0.46
KCJC TAX	0.237400	1.09	0.00	1.09
LIBRARY TAX	0.320000	1.47	0.00	1.47
MENTAL HEALTH TAX	0.103200	0.47	0.00	0.47
NORTH KANSAS CITY SCHOOL DISTRICT	6.516700	29.98	0.00	29.98

3/23/2016

NORTH KANSAS CITY SCHOOL DISTRICT	6.516700	1,663.06	0.00	1,663.06
STATE TAX	0.030000	7.67	0.00	7.67

Receipts					
Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/09/2014	<a href="#">2525867</a>	2,190.23	2,190.23	2,190.23	0.00
12/09/2013	<a href="#">2302444</a>	2,033.46	2,033.46	2,033.46	0.00
12/21/2012	<a href="#">2165126</a>	2,343.43	2,343.43	2,343.43	0.00
12/09/2011	<a href="#">1933243</a>	2,070.17	2,070.17	2,070.17	0.00
11/30/2010	<a href="#">1646247</a>	1,917.43	1,917.43	1,917.43	0.00

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STATE TAX 0.030000 0.15 0.00 0.15

Receipts	Receipt No.	Amount Applied	Amount Due	Tendered	Change
Date					
11/13/2014	<a href="#">2480313</a>	39.48	39.48	39.48	0.00
11/22/2013	<a href="#">2274134</a>	36.65	168.12	168.12	0.00
11/14/2012	<a href="#">2069282</a>	36.70	36.70	36.70	0.00
12/06/2011	<a href="#">1886637</a>	32.42	32.42	32.42	0.00
11/30/2010	<a href="#">1645794</a>	32.56	32.56	32.56	0.00

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REPLAT

# SHOAL BROOK ADDITION LOT 2, BLOCK 3

Gladstone, Clay County, Missouri 64119

Approved:

R.D. Williams - Mayor

Gary Morrison - Planning Commission

Cheryl Lamb - Administrative Assistant

Ruth Boucheno - City Clerk

**DESCRIPTION:** All of Lot 2, Block 3, SHOAL BROOK ADDITION, a subdivision in the City of Gladstone, Clay County, Missouri, AND being to the recorded plat thereof.

All that part of the Northwest Quarter of Section 18, Township 51, Range 32, in Gladstone, Clay County, Missouri, described as follows: Beginning at the Northwest corner of Lot 2, Block 3, SHOAL BROOK ADDITION, a subdivision established by Plat No. 18,751, recorded in the Public Records of the State of Missouri, and extending South 89°39'33" East to the Southwest corner of said Lot 2; thence East to the Southwest corner of Lot 2; thence North along the West line of said Lot, to the Point of Beginning.

Containing 27,628.52 sq. ft. or 0.63 acres more or less.

**PLAT DEDICATION:** The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as SHOAL BROOK ADDITION LOT 2 BLOCK 3

**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 the line and the lot line nearest thereof.

**PLACEMENT DEDICATION:** An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, ditches and cables, and similar facilities, upon, over and under these areas outlined and designated on the plat as U.E. (Utility Easement) is hereby granted to the City of Farway, Johnson County, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purpose.

**Proposed Description:** The Northwest corner of Lot 2, Block 3, SHOAL BROOK ADDITION, a subdivision in Gladstone, Clay County, Missouri; thence N 89°39'33" E along the South line of Lot 2 and the extension for 354.89 feet to the East right of way line of Missouri State Highway 1; thence N 1°49'33" E along said East right of way line for 81.88 feet to the westerly extension of the North line of Lot 2; thence S 89°39'33" E to and along the North line of Lot 2 for 336.83 feet to the Northwest corner of Lot 2; thence S 0°21'43" W for 80.00 feet to the Point of Beginning.

**IN TESTIMONY WHEREOF:** Brian Patrick Trznok and Julie Ann Trznok, husband and wife, owners of the above described land, here hereto set their hands \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Brian Patrick Trznok  
Julie Ann Trznok

State of Missouri )  
County of Clay ) SS

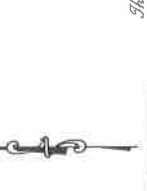
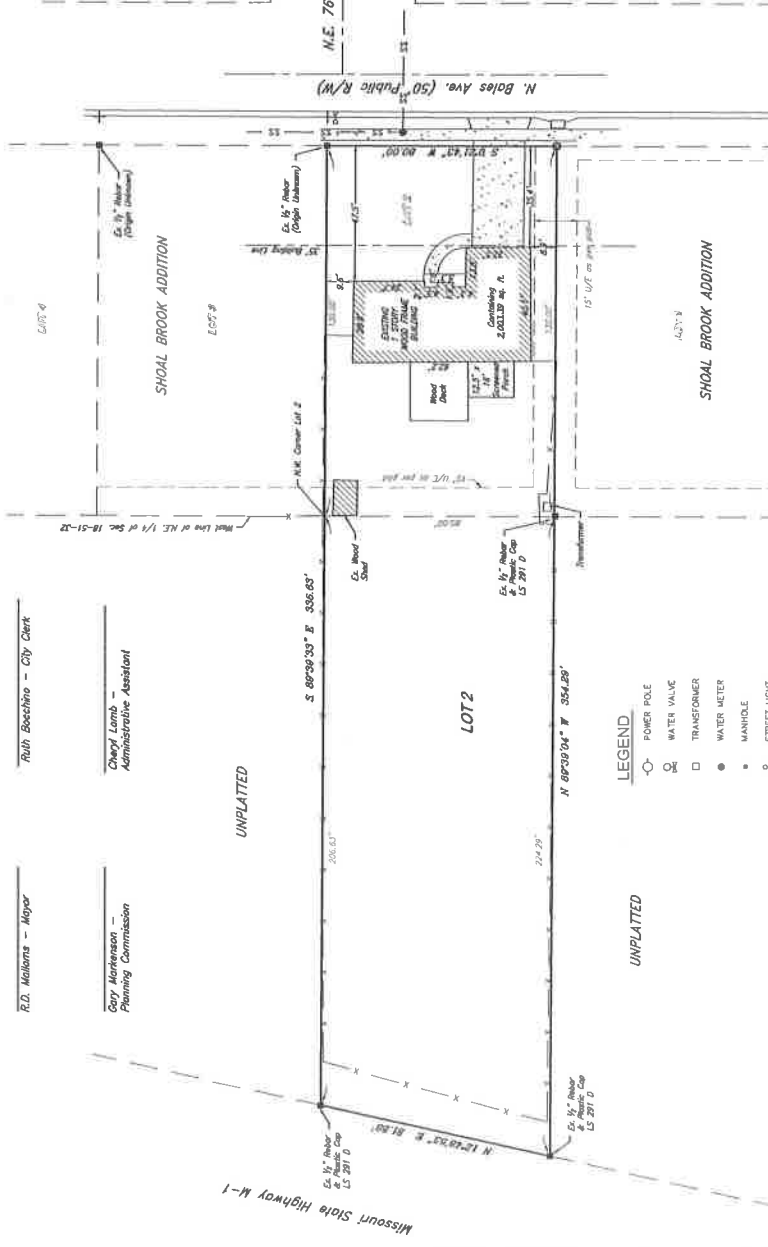
On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me a Notary Public in and for the County of Clay, in the State of Missouri, personally appeared Brian Patrick Trznok and Julie Ann Trznok, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Clay County the day and year first above written.

My Commission expires: \_\_\_\_\_  
Notary Public  
Print Name

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY that the Certificate of Survey is based on an actual survey of the land described herein, and that the same complies with 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. I further certify that I have complied with the requirements of the Missouri Surveying and Mapping Act, Chapter 456, RSMo, and the platting of subdivisions to the best of my professional knowledge and belief.

Thomas W. Glemons  
Surveyor  
3800 Babcock Pike Road  
P.O. Box 324 Gladstone, Missouri 64119  
(816) 941-7557 twn@gkrc.com

THOMAS W. GLEMONS, PLS. MO. NO. 1558



**NOTES:**  
1. The bearings shown are in accordance with the State Plane Coordinate System, Missouri West Zone, NAD83 datum.

PREPARED FOR: JULIE ANN TRZOK  
7830 N. BOLES AVE.  
GLADSTONE, MO 64119

DATE: AUGUST 15, 2017

SCALE: 1"=20'

DATE: AUGUST 15, 2017