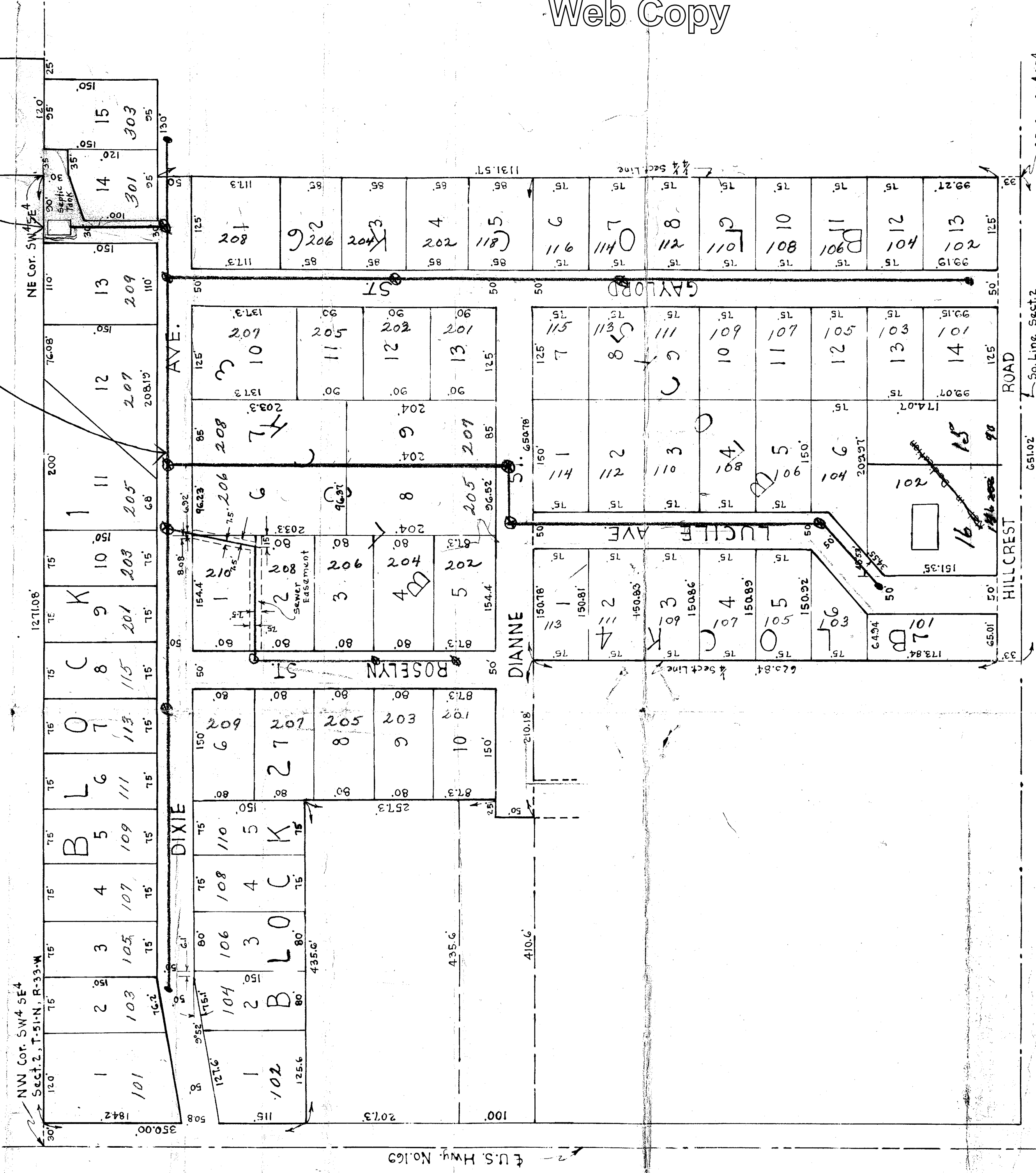


State APPR



SE Cor. SW 4 SE 4
Sect. 2, T-51-N, R-33-W

So. Line Sect. 2

651.02'

HILLCREST ROAD

65.01'



Scale 1" = 100'

RIDDLE ENGINEERING CO.
ST. JOSEPH, MISSOURI

SEPT. 1954 FILE RB-654

SEE BOOK 526 PAGE 487

7/15-25

LAWRENCE HEIGHTS
A Sub-Division in SW⁴ of SE⁴ of Section 2
T-51-N, R-33-W, Clay County, Missouri

A re-dedication of Lawrence Heights and Gaylord Addition
Clay County, Missouri

Cecil E. Benson and Jessie V. Benson, his wife, of Buchanan County, Missouri, and William B. Gaylord and Lucile S. Gaylord, his wife, of Clay County, Missouri, declare that they are the sole owners of a tract of land situated in Clay County, Missouri, described as follows; to wit:

All that land located in the Southeast Quarter of Section 2, Township 51 North, Range 33 West, in Clay County, Missouri, described as follows: Beginning at a point on the North line of the Southwest Quarter of the said Southeast Quarter that is thirty feet East of the Northwest corner of said Southwest Quarter of the Southeast Quarter; thence East along the North line of the said Southwest Quarter of the Southeast Quarter, 1271.08 feet to the Northeast corner of said Southwest Quarter of the Southeast Quarter; Thence North along the West line of the Northeast Quarter of the Southeast Quarter, 200 feet; thence East parallel to the South line of the Northeast Quarter of the Southeast Quarter, 155 feet; thence south, parallel to the West line of said Northeast Quarter of the Southeast Quarter, 200 feet to the South line of the said Northeast Quarter of the Southeast Quarter; thence West along said South line of the Northeast Quarter of the Southeast Quarter, 25 feet; thence South, parallel to the West line of the Southeast Quarter of the Southeast Quarter, 150 feet; thence West parallel to the North line of the Southeast Quarter of the Southeast Quarter 130 feet to the East line of the Southwest Quarter of the Southeast Quarter; thence South along said East line of the Southwest Quarter of the Southeast Quarter 1131.57 feet to a point that is on the North line of previously dedicated Hillcrest Road and 33 feet North of the Southeast corner of the said Southwest Quarter of the Southeast Quarter; thence West parallel with the South line of the Southwest Quarter of the Southeast Quarter and along the North line of Hillcrest Road 651.02 feet to the West line of the Southeast Quarter of Southwest Quarter of the Southeast Quarter; thence North along said West line, 623.84 feet to the Northwest corner of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter; thence West along the South line of the North Half of the Southwest Quarter of the Southeast Quarter 210.18 feet; thence North parallel to the West line of the Southwest Quarter of the Southeast Quarter, 50 feet; thence East, parallel to the North line of the Southwest Quarter of the Southeast Quarter, 25 feet; thence North, parallel to the West line of the Southwest Quarter of the Southeast Quarter, 257.3 feet; thence West, parallel to the North line of the Southwest Quarter of the Southeast Quarter, 435.6 feet to the East right-of-way line of U. S. Highway 169, said point being 30 feet East of the West line of the Southwest Quarter of the Southeast Quarter; thence North along the East right-of-way line of U. S. Highway No. 169 and parallel to the West line of the Southwest Quarter of the Southeast Quarter, 350 feet to the point of beginning.

That they have caused said tract to be subdivided into lots and streets of the sizes, dimensions and locations shown on the plat which was drawn by their authority and under their direction; that the said tract shall hereafter be known as LAWRENCE HEIGHTS, a re-dedication, and that they hereby dedicate to public use the street described as such on the plat. This re-dedication on LAWRENCE HEIGHTS hereby vacates the original dedication of LAWRENCE HEIGHTS and the original dedication OF GAYLORD ADDITION, with the exception of the South 33 feet of GAYLORD ADDITION which was left as Hillcrest Road. This re-dedication also dedicates to the LAWRENCE HEIGHTS SUB-DIVISION the property in the Northeast part of the above described tract to be used for a sewage disposal system and distribution field, including ingress and egress from Dixie Ave., a street dedicated to the public.

Web Copy

In consideration of the acceptance of the said plat and dedication, they do hereby waive all claim for damages to any of the property described in said plat and dedication by reason of the future grading of any of the streets described in said plat to such grades as may be established by the County Court of Clay County, Missouri at the time of approval of said plat. This waiver shall be binding on them and their successors and grantees.

The following restrictions shall be made on any future construction on the land of said LAWRENCE HEIGHTS:
There shall be no sheds, garages, tents, basements or trailers used for other than living quarters.

There shall be no separate buildings on a lot with the exception of a garage built and used for automobile storage.

Each house built on said subdivision shall have a minimum area of 1,000 Sq. Ft. floor space, including attached garage, if used. If no attached garage is used, the square footage of the house proper shall be 1,000 sq. ft.

In testimony whereof Cecil E. Benson and Jessie V. Benson and William B. Gaylord and Lucile S. Gaylord have caused this instrument to be executed and their hands to be hereto affixed this 15th day of December, 1954.

Attest: William B. Gaylord Cecil E. Benson

Jessie V. Benson
William B. Gaylord
Lucile S. Gaylord

State of Missouri S.S.
County of Buchanan

On this 15th day of December, 1954 before me personally appeared Cecil E. Benson and Jessie V. Benson, his wife, and William B. Gaylord and Lucile S. Gaylord, his wife, to me known to be the persons described herein and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on the date last above written. My commission expires July 7, 1958

William B. Gaylord
(Notary Public)

Office of the CLAY COUNTY PLANNING COMMISSION

This is to certify that the above plat was duly presented for the approval of the CLAY COUNTY PLANNING COMMISSION and has been approved this _____ day of _____, 1954.

CLAY COUNTY PLANNING COMMISSION

by _____

title _____

State of Missouri S.S.
Clay County

In The Recorder's Office

I, _____, Recorder of said County, do hereby certify that the within and dedication was at _____ o'clock and _____ minutes _____ M., on the _____ day of _____, 1954, duly filed for record in my office, and is recorded in the records of this office in plat book _____ at page _____.

In witness whereof, I have hereunder set my hand and affixed my official at _____ this _____ day of _____ 195__.

Recorder

Deputy

Katee Porter, Recorder of Deeds