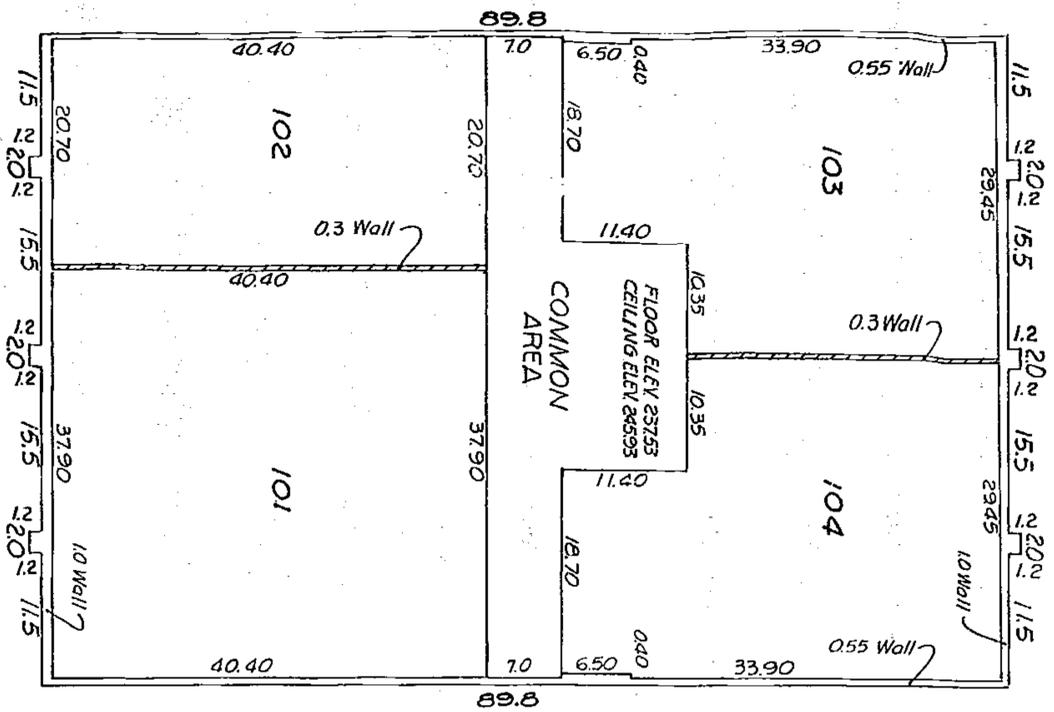


# Clay County, Missouri Land Survey Document

## OAKWOOD MANOR CONDOMINIUM A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI



**FIRST FLOOR**  
Scale: 1/4" = 10'

BENCH MARK: Chisel 'D' on top of curb  
under street sign "Poplar and Moreland"  
70' east of E. N. Oak Street Trafficway, Elev. 257.99

**NOTES:**

1. This Plat ("Plat") is a Plat of OAKWOOD MANOR CONDOMINIUM ("Condominium") and Oakwood Manor Construction and Development Company, by its execution of this plat, certified that this Plat contains all information required by Section 448.2-109 of the Revised Statutes of Missouri (Supp., 1984) and is recorded in accordance with the provisions of the Uniform Condominium Act ("Act") of the State of Missouri, V.A.M.S., Section 448.1-101 ET SEQ (Supp., 1984).
2. The boundary lines, dimensions and elevations of each Unit (individually, "Unit", and collectively, "Units") designated on this Plat are the interior unfinished surface of its floors, ceilings and the lateral extensions of the interior unfinished surfaces of its perimeter wall through window frames and door frames and by doors and windows. Each Unit shall also be deemed to include air space contained between said boundary lines and the surface of doors and windows and include both the portions of the subdivided building.
3. All Units of the Condominium are subject to Development Rights, as defined in the Act.
4. The Condominium contains no Limited Common Elements, as defined in the Act, other than Limited Common Elements described in subdivisions (2) and (4) of Section 448.2-102 of the Act.
5. All land and all other portions of the Condominium not located within any Unit, included but not limited to, any stairs, elevators, halls, bearing beams, supports, roof, floors, foundations, pipes, ducts, flues, conduits, wires, heating equipment, air-conditioning equipment, ventilating equipment and other utility installations to the outlets and bearing walls to the unfinished surfaces thereof, regardless of location, shall be common elements ("Common Elements"), as defined in the Act.
6. The owner of each Unit shall own an undivided interest in the Common Elements in accordance with the percentages established in the Condominium Property Declaration of Oakwood Manor Condominium ("Declaration") recorded simultaneously herewith in the Office of the Recorder of Deeds of Clay County, Missouri.
7. The legal description of each Unit described in the Declaration, together with its undivided interest in the Common Elements, as established in the Declaration, is by reference to the identifying number of each Unit as set out in this Plat, followed by the words, "Oakwood Manor Condominium, a Condominium in Gladstone, Clay County, Missouri", as established Pursuant to Declaration recorded in book \_\_\_\_\_ at Page \_\_\_\_\_ in the Office of the Recorder of Deeds of Clay County, Missouri.
8. The Condominium consists of one (1) building situated on the real estate described in this Plat, which building is comprised of two (2) floors, eight (8) Units (subject to the Development Rights, as defined in the Act) and Common Elements.
9. The right is reserved unto the Executive Board or its designee, pursuant to the terms of the Act, to enter any Unit in order to carry out construction or maintenance work or perform any other function for which the Executive Board, as defined in the Declaration, is responsible.

**10. LAND THAT MAY BE ADDED TO THE CONDOMINIUM**

All of the South 175 feet of the South 1/2 of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), EXCEPT that part conveyed to WILLIAM M. BIRT, et al by deed filed of record as Document B-86117 on March 17, 1965 and recorded in Book 849 at page 456 and described in said deed as follows:

The South 175 feet of the South half of the Southeast Quarter of the Northwest Quarter, EXCEPT that part of the east side conveyed to the State of Missouri for highway purposes, and also EXCEPT an additional 300 feet lying adjacent to said highway and West of said highway right-of-way, all in Section 26, Township 51, Range 33, Gladstone, Clay County, Missouri.

All of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 51, Range 33 in the City of Gladstone, Clay County, Missouri, EXCEPT land conveyed to State of Missouri for Highway, by deed recorded in Book B-2, page 54 of the Deed records of Clay County; also EXCEPT the South 175 feet of said tract; also EXCEPT that part sold to William M. Birt and Barbara F. Birt, his wife, N. Dale Cain and Kathryn N. Cain, his wife, and James G. Birt and Grovanna M. Birt, his wife as filed in the office of the Recorder of Deeds in Liberty, Clay County, Missouri, as Document No. B-86116 and recorded in book 849, page 455 on March 17, 1965.

145/17 9/77  
Clay County  
Updated

**EUTSLER**

TRAFFICWAY

Date: 6-4-84