Clay County, Missouri
Land Survey Document

OAKWOOD MANOR CONDOMINIUM SECOND PLAT

A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI

DESCRIPTION: This is a subdivision of all that part of the Southeast Quarter of the Northwest Quarter of Section 26, Township 51 North, Range 33 West, in the City of Gladstone, Clay County, Missouri, described as follows: Beginning at the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 26; thence North 89 degrees 29 minutes 39 seconds East along the South Line of the Northwest Quarter of said Section 26, a distance of 350.00 feet; thence North 0 degrees 44 minutes 08 seconds East and parallel with the East Line of the Northwest Quarter of said Section 26, a distance of 133.33 feet; thence South 89 degrees 29 minutes 39 seconds East and parallel with the South Line of the Northwest Quarter of said Section 26, a distance of 350.00 feet to a point in the East Line of the Northwest Quarter of said Section 26; thence South 0 degrees 44 minutes 08 seconds West along the East Line of the Northwest Quarter of said Section 26, a distance of 133.33 feet to the point of beginning. Subject to the Roadway right of way over the East 50.00 feet thereof.

DEDICATION: The undersigned proprietors of the above described land has caused the same to be platted in the manner as shown on this plat, which subdivision and plat shall hereafter be known as "OAKWOOD MANOR CONDOMINIUM SECOND PLAT". The undersigned proprietors have caused this plat to be filed under the authority to Oakwood Manor Construction and Development Company in Section 6 of the Condominium Declaration for Oakwood Manor Condominium filed in the Office of the Recorder of Deeds for Clay County, Missouri, on July 13, 1984 in Book 1562 at Page 1 and the Transfer of Special Declarants Rights from Oakwood Manor Construction and Development to Lakey-Donalson Joint Venture filed in the Office of the Recorder of Deeds for Clay County, Missouri, filed on the 12th day of Sept, 1986, in Book 1706 at Page 341. This plat adds land and condominium units to Oakwood Manor Condominium as originally established under the aforesaid Declaration and the Plat for Oakwood Manor Condominium recorded in July 10, 1984, in Book 20 at Page 20-24 in the Office of the Recorder of Deeds for Clay County, Missouri.

EASEMENTS: An easement or license is hereby granted to the City of Gladstone, to lease, construct and maintain or to authorize the location, construction, maintenance and use of conduits for all and any purpose water, gas, sewer mains, poles and wires, or all or any of the upon, over, under or along the strips of land outlined on this plat and designated by the words "Utility Easement" or "U/E" or "Drainage Easement" or "D/E".

RIGHT OF INGRESS: The right of ingress, egress and travel within the boundaries of the property is hereby granted to the City of Gladstone, Missouri, for the purpose of fire and police protection and to the U.S. Postal Service for the delivery of the mail.

IN TESTIMONY WHEREOF: Lakey-Donalson Joint Venture, a Missouri Partnership of Lakey Custom Building, Inc., a Missouri Corporation and Donvent, Inc., a Missouri Corporation has caused these presents to be signed by their Presidents and attested by their Secretaries, and their Corporate Seals to be affixed this 1 day of August, 1986.

LAKEY CUSTOM BUILDING, INC.

Bernie A. Lakey
President: Bernie A. Lakey

ATTEST: Bernie A. Lakey
Secretary: Bernie A. Lakey

DONVENT, INC.

James R. Donalson
President: James R. Donalson

ATTEST: James R. Donalson
Secretary: James R. Donalson

STATE OF MISSOURI
COUNTY OF CLAY } S.S.

On this 1 day of August, 1986, before me a Notary Public, appeared Bernie A. Lakey, to me personally known, who being by me duly sworn did say that he is President of Lakey Custom Building, Inc., a corporation and that the seal affixed to the foregoing instrument was signed and sealed in behalf of said corporation by authority of its board of Directors and that said Bernie A. Lakey acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and seal at my office in Clay County, Missouri, the day and year last above written.

My Commission Expires: December 15, 1986

Julia Fleming
NOTARY PUBLIC

STATE OF MISSOURI
COUNTY OF CLAY } S.S.

On this 1 day of August, 1986, before me a Notary Public, appeared James R. Donalson, to me personally known, who being by me duly sworn did say that he is President of Donvent, Inc., a corporation and that the seal affixed to the foregoing instrument was signed and sealed in behalf of said corporation by authority of its board of Directors and the said James R. Donalson acknowledged said Instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and seal at my office in Clay County, Missouri the day and year last written.

My Commission Expires: December 15, 1986

Julia Fleming
NOTARY PUBLIC

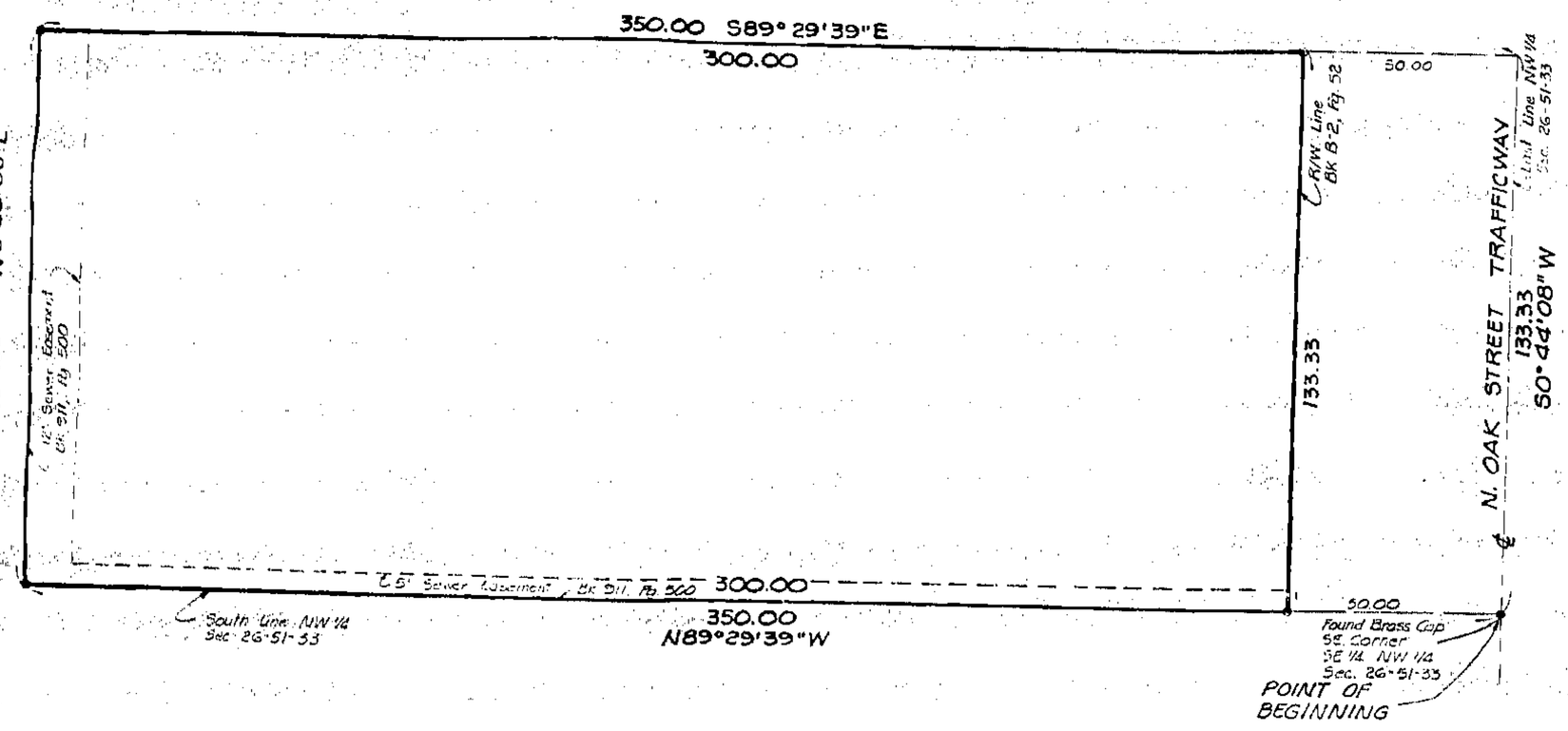
CITY COUNCIL
RECEIVED: 7-28-86
APPROVED: 7-28-86
Ordinance No.: 2,649
CITY CLERK: [illegible]
MAYOR: [illegible]
MAYOR ATTESTED

CITY PLAN COMMISSION
RECEIVED: 7-21-86
APPROVED: 7-21-86
CHAIRMAN: [illegible]

I hereby certify that the within plat of OAKWOOD MANOR CONDOMINIUM SECOND PLAT is based upon an actual survey made under my direct supervision and that said survey meets or exceeds 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; and that said plat contains all the information required by Section 445.032-109, Revised Statutes of Missouri, (Supp. 1980).

[illegible]
REX A. AYLETT, JR. 2074

DATE: 8-1-86



○ denotes Monument Set
NOTE: Bearings shown on this plat are based upon the bearings shown on Certificate of Survey by Robert L. Buford, Job No. L-5071.

Scale: 1"=20'

AYLETT, RUTHERFORD & EUTSLER SURVEYING, INC.
7200 N. GRAND
GLADSTONE, MISSOURI 64118
(816) 436-0732

2 Certify Sent Back
Dept
Mary Marchant
Deputy

11/4/86 9:11
Plats

Transfer of Special Declarant Rights
#47756 Filed Sept. 12, 1986
Book 1706
Page 341

1st Amendment to Condominium Declaration
#47768 Filed Sept. 12, 1986
Book 1706
Page 346

http://www.ClayCoGov.com