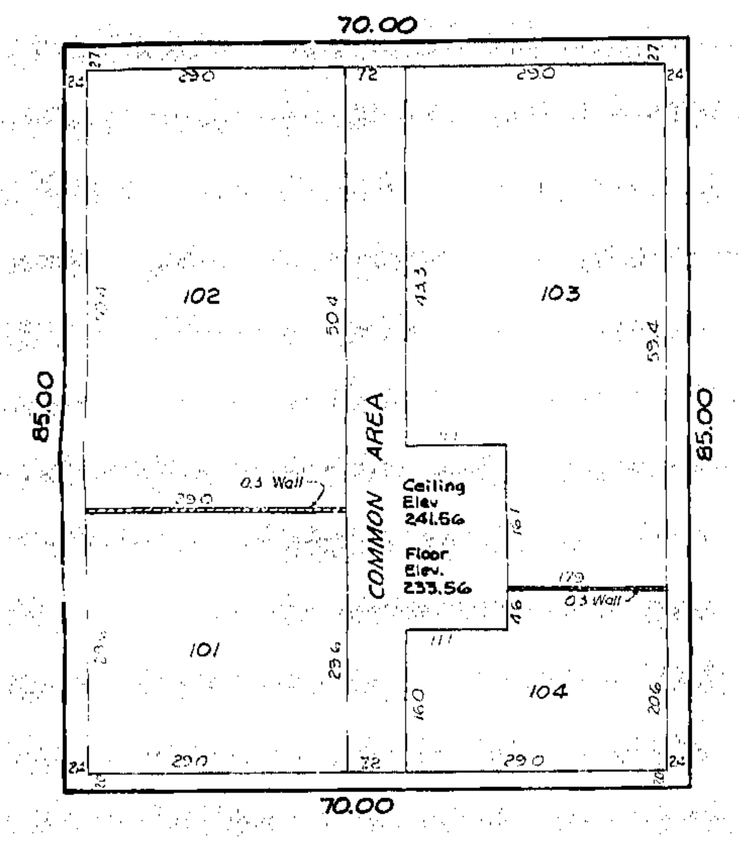
OAKWOOD MANOR CONDOMINIUM SECOND PLAT

A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI



FIRST FLOOR
Scale: 1" = 10'

NOTES:

1) This Plat ("Plat") is a plat of OAKWOOD MANOR CONDOMINIUM SECOND PLAT ("Condominium") and Lakey-Sanders Joint Venture by the execution of this plat, certifies that this Plat contains all information required by Section 448.2-109 of the Revised Statutes of Missouri, (Supp., 1983) and is recorded in accord and 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") depicted on this plat are the interior unfinished surfaces of the floors, ceilings and the lateral extension 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 surfaces 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 legal and all other portions of the Condominium not located within any Unit, including but not limited to, the walls, foundations, roofs, bearing walls, supports, roof, floors, basement, stairs, decks, flues, ventilation, wiring, heating equipment, air-conditioning equipment, ventilating equipment and other utility installations to the surface and bearing walls in 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 SECOND PLAT ("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 SECOND PLAT", a Condominium in the City of Gladstone, Clay County, Missouri, as established pursuant to Declaration recorded in Book 1160 at Page 607 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 Lower (1) floor, nine (9) Units (subject to 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 administrative work or perform any other function for which the Executive Board, as defined in the Declaration, is responsible.

10) Pursuant to the Declaration, as amended, the following land on which additional condominium units may, but need not, be built may be added to this Condominium: All of the South one half of the Southeast Quarter of the Northwest Quarter EXCEPT that part conveyed to William M. Hirt, et al by Deed filed of record as Document No. R-6117 on March 17, 1965 and recorded in Book 849 at Page 456 And described as follows: The South 175 feet of the South half of the Southeast Quarter of the Northwest Quarter. EXCEPT that part off the East side conveyed to the State of Missouri for highway purposes and also EXCEPT an additional 30 feet lying adjacent to said highway right-of-way, all in Section 26, Township 51, Range 33, City of Gladstone, Clay County, Missouri AND EXCEPT the South 133.33 feet thereof. All of the South one half of the Southeast Quarter of the Northwest Quarter of Section 26, Township 51, Range 33 in the City of Gladstone, Clay County, Missouri, EXCEPT land conveyed to the State of Missouri for highway, by deed recorded in Book R-2, Page 51 of the Deed of Records of Clay County. Also, EXCEPT the South 175 feet of said tract. Also, EXCEPT that part sold to Barbara F. Hirt, V. Rice Cain and Kathryn N. Cain, and Ronald G. Hirt and Donna M. Hirt, as filed in the Recorder of Deeds Office of Clay County, Missouri, as Document No. R-6116 in Book 849 at Page 455, March 17, 1965.

11/14/85 $211
Hats

BENCH MARK: Chiseled "□" on top of curb under street sign "Poplar and Northland" 20 feet East of centerline of Mo. 210 Street. (ELEVATION) 237.80

SHEET 2 OF 3

Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com