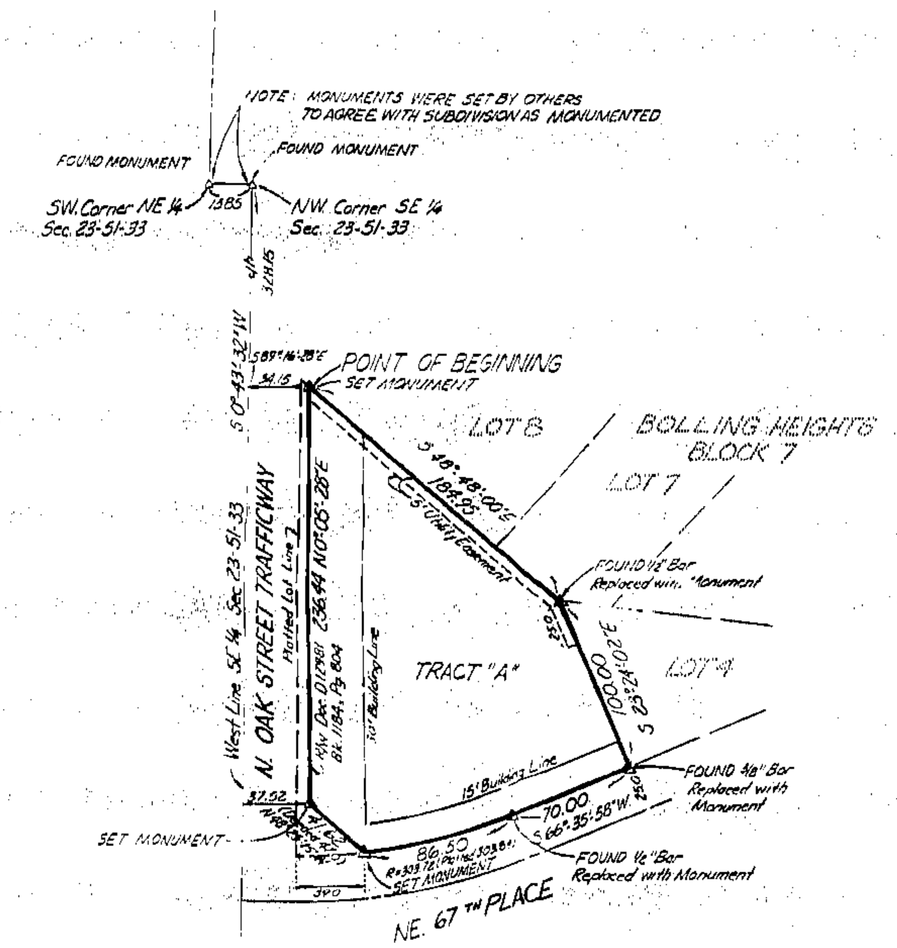
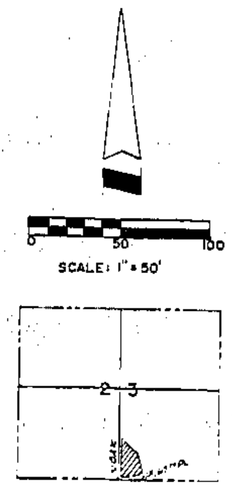
Clay County, Missouri
Land Survey Document

F 6045

REPLAT OF LOTS 1, 2 AND 3, BLOCK 7, BOLLING HEIGHTS

Filed for Record this 17 day of Jul
A.D. 19[illegible] at [illegible] o'clock [illegible] M. [illegible]
and recorded in [illegible] Book [illegible] Page [illegible]
[illegible] Recorder
By [illegible] Deputy





LOCATION MAP
Sec. 23-51-33

DESCRIPTION: This is a subdivision and resurvey of all that part of Lots 1, 2 and 3, Block 7, BOLLING HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, described as follows: Commencing at the Northwest corner of the Southeast Quarter of Section 23, Township 51 North, Range 33 West, Clay County, Missouri; thence South 0 degrees 43 minutes 32 seconds West along the West line of the Southeast Quarter of said Section 23, a distance of 328.15 feet; thence South 89 degrees 46 minutes 38 seconds East, a distance of 34.16 feet to the point of intersection of the Northeasterly line of said Lot 1 and the Easterly line of No. Oak Street Trafficway as conveyed to the City of Gladstone by Document No. D12981 and recorded in Book 1184 at Page 804 in the Recorder of Deeds Office in Clay County, Missouri, said point being the point of beginning of the tract of land herein to be described; thence South 48 degrees 48 minutes 00 seconds East along the Northeasterly line of said Lots 1 and 3, a distance of 184.95 feet to the Northeasterly corner of said Lot 1; thence South 23 degrees 24 minutes 02 seconds East along the Easterly line of said Lot 3, a distance of 100.00 feet to the Southeasterly corner of said Lot 3; thence South 66 degrees 35 minutes 58 seconds West along the Southeasterly line of said Lot 3, distance of 70.00 feet to the Southwesterly corner of said Lot 3; thence Southwesterly along the Southerly line of said Lot 1 and along a curve to the right, having the last described course as a tangent, having a radius of 303.72 feet (platted 303.84 feet), an arc distance of 86.50 feet to a point on the aforesaid No. Oak Street Trafficway right of way; thence North 48 degrees 25 minutes 15 seconds West along said right of way line, a distance of 41.62 feet (deeded 42.0 feet); thence North 0 degrees 05 minutes 28 seconds West along said right of way line, a distance of 236.44 feet to the point of beginning. The above described tract of land contains 0.654 acres more or less.

DEDICATION: The undersigned proprietor of the hereon described tract of ground has caused the same to be subdivided in the manner as shown on the accompanying plat and shall hereafter be known as "REPLAT OF LOTS 1, 2 AND 3, BLOCK 7, BOLLING HEIGHTS".

EASEMENTS: An easement or license is hereby granted to the City of Gladstone, Missouri to locate, construct and maintain or to authorize the location, construction, maintenance and use of conduits for all and any purpose(s), whether water, sewer, gas, electric or other, and all and any of them over, under and along strips marked "Utility Easement" or "U/E" or "Drainage Easement" or "D/E", except where designated for special purpose.

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 this line and the street line.

STREETS: Streets shown on this plat have heretofore been dedicated to public use.

IN TESTIMONY WHEREOF: J.D.M. Investments, a Missouri General Partnership, has caused this instrument to be signed by its Managing Partner this 29 day of December, 1986.

J.D.M. INVESTMENTS

Joseph Cannova

Joseph Cannova, Managing Partner

STATE OF MISSOURI
COUNTY OF CLAY } SS.

On this 29 day of December, 1986, before me appeared Joseph Cannova to me personally known who, being by me duly sworn, did state that he is the Managing Partner of J.D.M. Investments and that said instrument was signed in behalf of said partnership and that said Joseph Cannova acknowledged said instrument to be the free act and deed of said partnership.

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

My Commission Expires: Jan 27, 1989

Nancy M. Walden
Notary Public

CITY PLAN COMMISSION
Received:
Approved: December 1, 1986
R. Bruce Hall
Chairman: Bruce Hall

CITY COUNCIL
Received:
Approved: December 8, 1986
Jack Cronkhite
Mayor: Jack Cronkhite

Ordinance No. 2679
Marjorie L. Wingate
City Clerk: Marjorie L. Wingate

NOTE: The bearings shown on this plat are based upon a Certificate of Survey, No. L5071, dated April 7th, 1972, by Robert L. Buford.

NOTE: All taxes and assessments that are due and payable have been paid.

I hereby certify; that the plat of REPLAT OF LOTS 1, 2 AND 3, BLOCK 7, BOLLING HEIGHTS subdivision is based on an actual survey made by me or 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. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivision to the best of my professional knowledge and belief.

DATE: 12/4/86

Harold E. Rutherford, L.S.-294

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

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Book 28

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