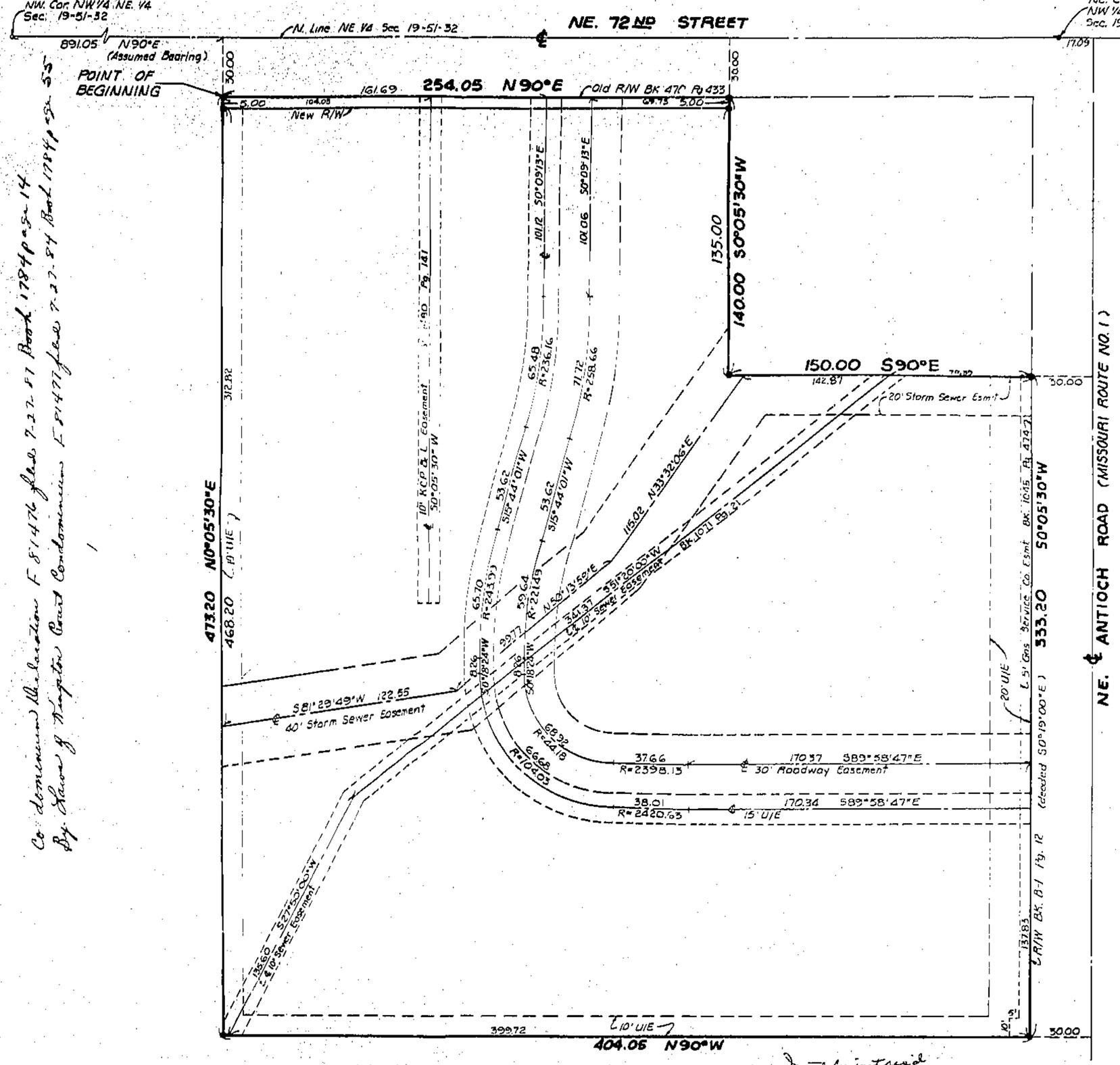
Clay County, Missouri
Land Survey Document

KINGSTON COURT CONDOMINIUM

A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI

F 81475

JUL 27 1987



Certified for Record this 27 day of July A.D. 1987 at 1 o'clock 00 Minutes P.M. and Recorded in Book 93 at page 91 Plat 74

Deputy

DESCRIPTION: This is a subdivision of all that part of the North one-half of the Northwest Quarter of the Northeast Quarter of Section 19, Township 51, Range 32, in the City of Gladstone, Clay County, Missouri, described as follows: Commencing at the Northwest Corner of the Northwest Quarter of the Northeast Quarter of said Section 19; thence North 90 degrees East (assumed bearing), a distance of 891.05 feet; thence South 0 degrees, 05 minutes, 30 seconds West, a distance of 30 feet to a point on the South line of N.E. 72nd Street as recorded in Book 470, at Page 433 in the Recorder of Deeds Office in Clay County, Missouri; also the Point of Beginning of the tract of land herein to be described, thence North 90degrees East along the South line of N.E. 72nd Street, a distance of 254.05 feet; thence South 0 degrees, 05 minutes, 30 seconds West, a distance of 140.0 feet; thence South 90 degrees East, a distance of 150 feet to a point on the West line of the Right-of-Way of Missouri Route #1 (N.E. Antioch Road); thence South 0 degrees, 05 minutes, 30 seconds West (deeded South 0 degrees, 19 minutes East) along said West line of Missouri Route #1, as established in deed recorded in B-1, at Page 12 in the Recorder of Deeds Office in Clay County, Missouri, a distance of 533.20 feet; thence North 90 degrees West, a distance of 404.05 feet; thence North 0 degrees, 05 minutes, 30 seconds East a distance of 473.20 feet to the Point of Beginning.

The above described tract of land contains 3.91 acres more or less.

DEDICATION: The undersigned proprietors of the hereon described tract of ground has caused the same to be subdivided in the manner shown on the accompanying plat and shall hereafter be known as "KINGSTON COURT CONDOMINIUM".

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 purposes: water, gas, sewer mains, poles and wires or 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.

STREETS: Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

IN TESTIMONY WHEREOF: The undersigned proprietors have hereunto set their hands this 15TH day of July, 1987.

Ronald Tophan — Ann Tophan

STATE OF FLORIDA } s.s.
COUNTY OF }

On this 15th day of July, 1987, before me the undersigned Notary Public personally appeared Ronald Tophan and Ann Tophan, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Pinellas County, Florida, on the day and year last written.

My Commission Expires: Notary Public, State of Florida at Large My Commission Expires Sept. 29, 1988 — NOTARY PUBLIC

CITY PLAN COMMISSION

Received: _____

Approved: June 15, 1987

Chairman: Brian Hall

CITY COUNCIL

Received: _____

Approved: 6/22/87

Ordinance No.: 5742

Mayor: Karl Ashcraft

City Clerk: Marian E. Crosier

NOTES:

1. This Plat("PLAT") is a Plat of KINGSTON COURT CONDOMINIUM ("CONDOMINIUM") and RONALD TOPHAN and ANN TOPHAN, husband and wife, by their 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 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 are particularly described in the Condominium Declaration of KINGSTON COURT CONDOMINIUM recorded as described below.

3. All units of the Condominium are subject to Development Rights, as defined in the Act and specifically set fourth in the Condominium Declaration of KINGSTON COURT CONDOMINIUM.

4. The Condominium contains Limited Common Elements, as defined in the Act, other than Limited Common Elements described in subdivision (2) and (4) of Section 448.2-102 of the Act. Limited Common Elements consisting of carports, driveways, decks, balconies, stairways, and patios and the Units to which those Limited Common Elements are assigned are shown on this Plat.

5. All land and all other portions of the Condominium not located within any Unit, including 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 Declaration of KINGSTON COURT 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, "KINGSTON COURT CONDOMINIUM, a Condominium in Kansas City, Clay County, Missouri, as established Pursuant to Declaration recorded in Book 1184 at Page 14 in the Office of the Recorder of Deeds of Clay County, Missouri."

8. The Condominium consists of five (5) buildings situated on the real estate described in this Plat, which buildings are comprised of two(2) floors, each and four (4) Units each (subject to Development Rights, as defined in the Act) and Common Elements.

9. The right is reserved unto the Executive Board of 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. The Declarant reserves the right to add land to this Condominium on which Declarant may, but is not obligated to build up to 10 (ten) additional units, all as more particularly described in the Declaration. The land which Declarant reserves the right to add is legally described as follows:

All that part of the Northwest Quarter of the Northeast Quarter of Section 19, Township 51, Range 32, in the City of Gladstone, Clay County, Missouri, described as follows: Commencing at the Northeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 19; thence North 90 degrees, West along the North line of the Northeast Quarter of said Section 19, a distance of 12.91 feet South 0 degrees, 05 minutes, 30 seconds West, a distance of 35.0 feet to a point on the Southerly Right-of-Way line of Northeast 72nd Street, and the Westerly Right-of-Way line of Northeast Antioch Road; said point also being the true Point of Beginning of the tract of land herein to be described; thence continuing South 0 degrees, 05 minutes, 30 seconds West along the Westerly Right-of-Way line of said Antioch Road, a distance of 135 feet thence North 90 degrees West and parallel to the North line of the Northeast Quarter of said Section 19, a distance of 150.0 feet; thence North 0 degrees, 05 minutes, 30 seconds East a distance of 135 feet to a point on the Southerly Right-of-Way line of Northeast 72nd Street; thence North 90 degrees East, along the Southerly Right-of-Way line of said 72nd Street, a distance of 150 feet to the Point of Beginning of the tract of land herein described.

I hereby certify that the within Plat of KINGSTON COURT CONDOMINIUM 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 448.2-109, Revised Statutes of Missouri, (SUPP. 1984)

Sam Aylett, L.S. 2074

DATE: 7-20-87

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

SHEET 1 OF 4

http://www.ClayCoGov.com