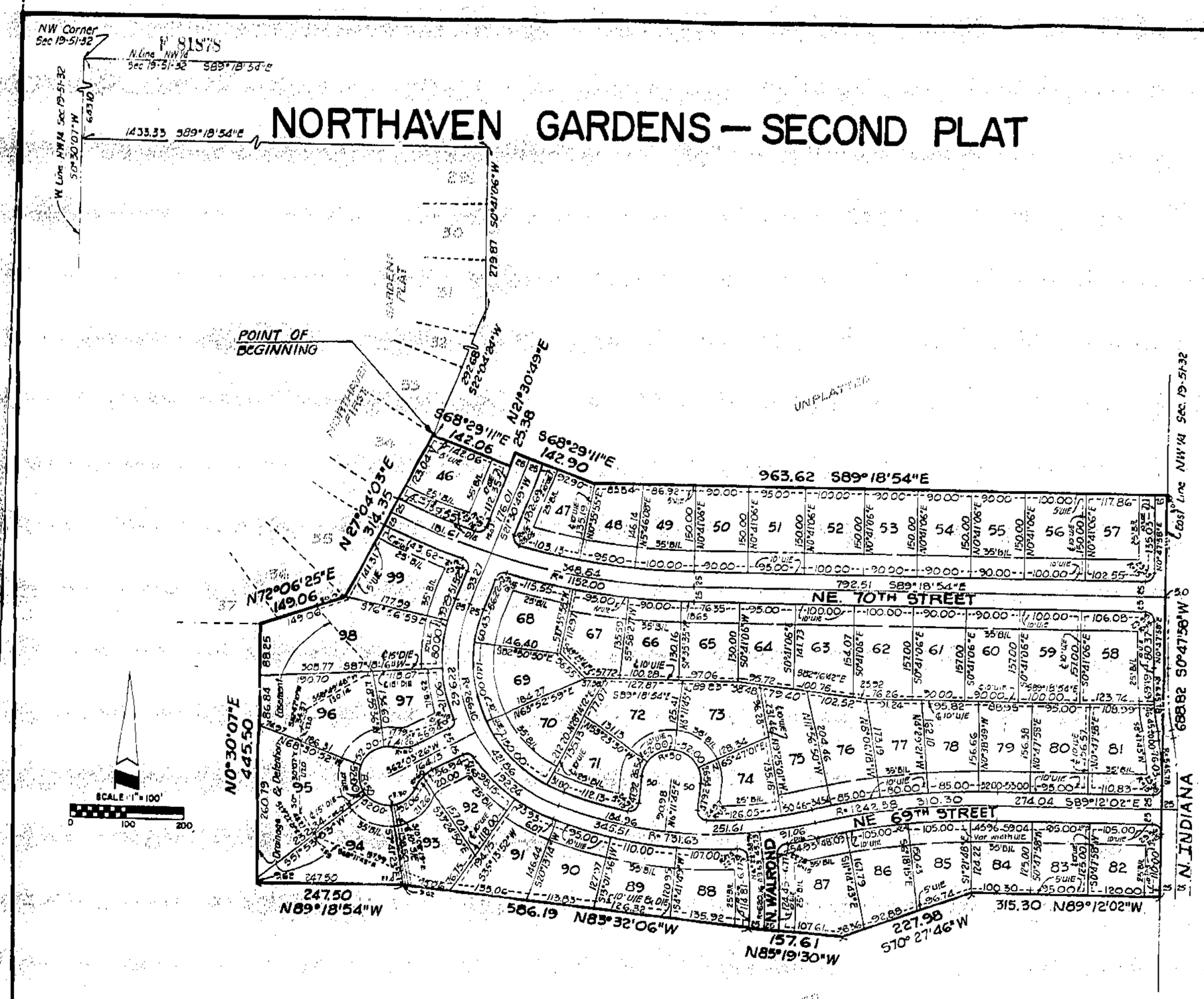
Clay County, Missouri
Land Survey Document

NORTHAVEN GARDENS — SECOND PLAT



NOTE: MONUMENTS and Lot Corners will be set after completion of street and utility construction.

I hereby certify that the plat of NORTHAVEN GARDENS - SECOND PLAT 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 subdivisions to the best of my professional knowledge and belief.

Date: July 16, 87

Sam A. Aylett, L.S. 2074

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

DESCRIPTION: This is a subdivision of all that part of the Northwest Quarter of Section 19, Township 51 North, Range 32 West in the City of Gladstone, Clay County, Missouri, described as follows: Commencing at the Northwest corner of said Section 19; thence South 0 degrees 30 minutes 07 seconds East along the West line of the Northwest Quarter of said Section 19, a distance of 642.72 feet; thence South 89 degrees 18 minutes 54 seconds East along the North line of NORTHAVEN GARDENS - FIRST PLAT, a distance of 1433.33 feet to the Northwest corner of lot 29 of said NORTHAVEN GARDENS - FIRST PLAT; thence South 0 degrees 41 minutes 06 seconds West along the East line of said NORTHAVEN GARDENS - FIRST PLAT, a distance of 279.87 feet to an angle point in the Easterly line of lot 31 of said NORTHAVEN GARDENS - FIRST PLAT; thence South 22 degrees 04 minutes 24 seconds West along the Easterly line of said NORTHAVEN GARDENS - FIRST PLAT, a distance of 292.68 feet to the Northeasterly corner of lot 34 of said NORTHAVEN GARDENS - FIRST PLAT, said point being the point of beginning of the tract of land herein to be described; thence South 68 degrees 29 minutes 11 seconds East, a distance of 142.06 feet; thence North 21 degrees 30 minutes 49 seconds East, a distance of 25.38 feet; thence South 68 degrees 29 minutes 11 seconds East, a distance of 142.90 feet; thence South 89 degrees 18 minutes 54 seconds East and parallel with the North line of the Northwest Quarter of said Section 19, a distance of 963.62 feet to a point on the East line of the Northwest Quarter of said Section 19; thence South 0 degrees 47 minutes 58 seconds West along the East line of the Northwest Quarter of said Section 19, a distance of 688.82 feet; thence North 89 degrees 12 minutes 02 seconds West, a distance of 315.30 feet; thence South 10 degrees 27 minutes 46 seconds West, a distance of 227.98 feet; thence North 85 degrees 19 minutes 30 seconds West, a distance of 157.61 feet; thence North 85 degrees 32 minutes 06 seconds West, a distance of 586.19 feet; thence North 89 degrees 18 minutes 54 seconds West, a distance of 247.50 feet; thence North 0 degrees 30 minutes 07 seconds East and parallel with the West line of the Northwest Quarter of said Section 19, a distance of 445.50 feet to a point on the South line of lot 37 of said NORTHAVEN GARDENS - FIRST PLAT; thence North 72 degrees 06 minutes 25 seconds East along the Southerly line of lots 35, 36 and 37 of said NORTHAVEN GARDENS - FIRST PLAT, a distance of 149.06 feet to an angle point in the Southeasterly line of said lot 35; thence North 27 degrees 04 minutes 03 seconds East along the Easterly line of said NORTHAVEN GARDENS - FIRST PLAT, a distance of 314.35 feet to the point of beginning.
The above described tract of land contains 24.32 Acres more or less.

DEDICATION: The undersigned proprietors of the above described tract of ground have caused the same to be subdivided in the manner as shown on the accompanying plat and shall hereafter be known as "NORTHAVEN GARDENS-SECOND PLAT".

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 surface water, gas, steam, water, sewer, telephone and wires over all and any of the area, under and along strips marked "Utility Easement" or "U/E" or "Drainage Easement" or "D/E", "Sewer" where designated for special purposes.

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

BUILDING LINES: Building lines or setback lines are hereby established as shown on this plat and no building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF: North Haven East, Inc., has caused these presents to be signed by its President and its corporate seal to be affixed this 16th day of July, 1987.

NORTH HAVEN EAST, INC.

President

Susan Rose
Secretary

STATE OF MISSOURI }
COUNTY OF CLAY } S.S.

On this 16 day of July, 1987, before me appeared Ken Winkler, to me personally known, who being duly sworn did say that he is President of North Haven East, Inc., and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that said Ken Winkler acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal, the day and year last above written.

My Commission Expires: June 14, 1988

R. Brian Hall
Notary Public

CITY PLAN COMMISSION

Approved: _____

CITY CLERK

Approved: June 1, 1987

CITY COUNCIL

Approved: June 8, 1987

Ordinance No. 2710

Attest: Ken Winkler
City Clerk

http://www.ClayCoGov.com