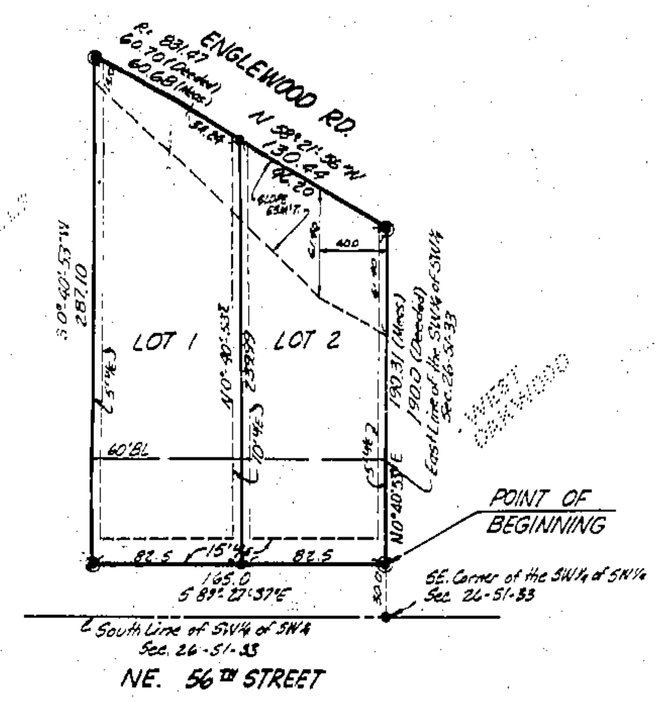
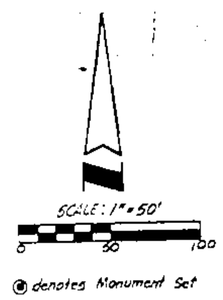
Clay County, Missouri
Land Survey Document

F 88871 OCT 9

REPLAT OF LOT 1, WINDY HILLS





◉ denotes Monument Set

LOCATION MAP
Sec. 26-51-33

NOTE: No Access will be allowed to these Lots from Englewood Road

DESCRIPTION: This is a subdivision and resurvey of part of Lot 1 WINDY HILLS, a subdivision of land in the City of Gladstone, Clay County, Missouri, and part of the Southwest Quarter of the Southwest Quarter of Section 26, Township 51 North, Range 33 West, in the City of Gladstone, Clay County, Missouri, more particularly described as follows: Beginning at a point on the East line of the Southwest Quarter of the Southwest Quarter of said Section 26; thence North 0 degrees, 40 minutes, 53 seconds East along the East line of the Southwest Quarter of the Southwest Quarter of said Section 26, a distance of 190.31 feet (deeded 190.00 feet) to a point on the Southerly line of the right-of-way of ENGLEWOOD ROAD granted by deed recorded as document No. E 28480 recorded in Book 1436 at Page 592 in the Recorder of Deeds Office in Clay County, Missouri; thence North 59 degrees, 21 minutes, 36 seconds West along said right-of-way line and along the Southerly line of the right-of-way of ENGLEWOOD ROAD granted by deed recorded as document No. E 13384 recorded in Book 1627 at Page 660 in the Recorder of Deeds Office in Clay County, Missouri, a distance of 130.44 feet; thence continuing Northwesterly along said right-of-way and along a curve to the left having the last described course as a tangent, having a radius of 831.47 feet, an arc distance of 60.68 feet (deeded 60.70 feet) to a point on the West line of Lot 1 of said WINDY HILLS; thence South 0 degrees, 40 minutes, 53 seconds West, along the West line of said Lot 1, a distance of 287.10 feet to the Southwest Corner of said Lot 1; thence South 89 degrees, 27 minutes, 37 seconds East along the South line of said Lot 1 and the Easterly prolongation thereof, a distance of 165.00 feet to the Point of Beginning.

The above described tract of land contains 0.908 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 as shown on the accompanying plat and shall hereafter be known as "REPLAT OF LOT 1, WINDY HILLS".

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 on 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.

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: TOWNSHIP COMPANIES, INC., has caused these presents to be signed by its President and its corporate seal to be affixed this 22nd day of September, 1987.

TOWNSHIP COMPANIES, INC.

President: Vaughn R. Shinsberry — Secretary: Vaughn R. Shinsberry

STATE OF MISSOURI }
COUNTY OF CLAY } s.s.

On this 22nd day of September, 1987, before me appeared Vaughn R. Shinsberry, to me personally known, who by me duly sworn did say that he is President of Township Companies, Inc., and that the seal affixed to this instrument is the corporate seal of said corporation and that this instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that said Vaughn R. Shinsberry 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 at my office in said County and State the day and year last above written.

My Commission Expires: Jan. 27, 1989 — Mary M. Walker, NOTARY PUBLIC

CITY PLAN COMMISSION

Received: _____
Approved: _____
Chairman: Brian Hall

CITY COUNCIL

Received: _____
Approved: September 14, 1987
Ordinance No.: 2.720
Mayor: Ken Yonkler
City Clerk: Marilyn F. Mansfield

I hereby certify; that the plat of REPLAT OF LOT 1, WINDY HILLS, 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: 9/18/87

HAROLD E. RUTHERFORD LS 234

I certify instrument
Filed for Record this 8 day of October A.D. 1987 at 11 o'clock A.M. minutes A.M.
and recorded in book 23 at page 12
Mary E. Wheeler, Recorder

DEVELOPER:
TOWNSHIP COMPANIES, INC.
7108 N. CHERRY
GLADSTONE, MISSOURI 64118

AYLETT, RUTHERFORD & EUTSLER SURVEYING, INC.
7200 N. GRAND
GLADSTONE, MISSOURI 64118 (816) 436-0752

9/1/88 TM
Book 23

http://www.ClayCoGov.com