Clay County, Missouri
Land Survey Document

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BROOKVIEW

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS RECD
89 NOV 29 P 3 00 2
MARY E. MOORES
RECORDER OF DEEDS
May Marvel
Clerk

MANDATORY: Plat of a subdivision of any tract part of the Southwest Quarter of Section 13, Township 51 North Range 33 West, in the City of Gladstone, Clay County, Missouri, described as follows: Beginning at a point on the North line of the Southwest Quarter of said Section 13, said point being South 88 degrees, 53 minutes, 53 seconds East, a distance of 307.00 feet from the Southwest Corner of the Southwest Quarter of said Section 13; thence North 0 degrees, 02 minutes, 05 seconds East, a distance of 330.40 feet to the Southwesterly Corner of Lot 187, ROSEWOOD EXTENSION - LOTS 181 THROUGH 190, a subdivision of land in the City of Gladstone, Clay County, Missouri; thence North 82 degrees, 44 minutes, 08 seconds West along the Southerly line of said Lot 187, a distance of 125.84 feet to the Southwesterly Corner of said Lot 187; thence Southerly along the Easterly line of North Highland and along a curve to the right, the radius of which bears N 82 degrees, 03 minutes, 45 seconds West, having a radius of 940.81 feet, an arc distance of 229.00 feet; thence South 14 degrees, 19 minutes, 29 seconds West along the Easterly line of said North Highland, a distance of 104.45 feet; thence South 9 degrees, 00 minutes, 00 seconds East, a distance of 35.00 feet to a point in the South line of the Southwest Quarter of said Section 13; thence North 88 degrees, 53 minutes, 53 seconds East along the South line of the Southwest Quarter of said Section 13, a distance of 188.57 feet to the Point of Beginning. The above described tract of land contains 1.13 Acres more or less.

DEDICATION: The undersigned proprietors of the hereon described tract of ground have caused the same to be subdivided in the manner as shown on the accompanying plat and which hereafter be known as "BROOKVIEW".

EASEMENTS: An easement or license to 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 gas and any purpose, poles, guys, wires, Sewer mains, Pipes and Mains or all and any of them over, under and along strips marked "DRAINAGE EASEMENT" or "U.E." or "Drainage Easement" or "D.E." or of where designated for special purpose.

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

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 bldg. line and the street line.

IN WITNESS WHEREOF: The undersigned proprietors have hereunto set their hands this 23rd day of March, 1988.

Shane M. Denner Joyce Denner

STATE OF MISSOURI
COUNTY OF CLAY ss.

On this 23rd day of March, 1988, before me the undersigned Notary Public personally appeared Shane M. Denner and Joyce Denner, husband and wife, the persons in the previous dedication, to me 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 Clay County, Missouri on the day and year last written.

My Commission Expires: [illegible] Diane Stanger, Notary Public

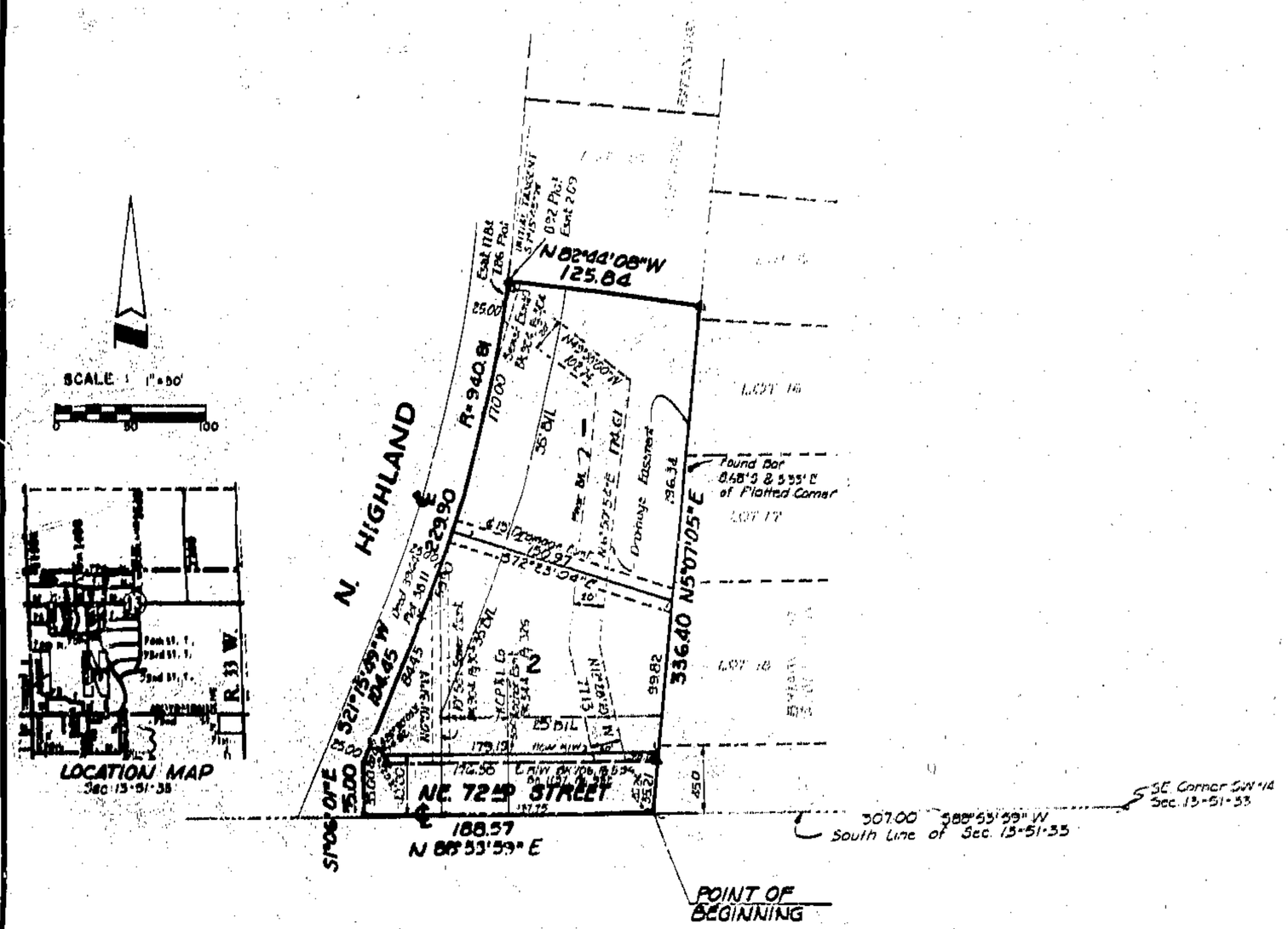
CITY PLAN COMMISSION

Recommend: _____
Approved: February 1, 1988
Chairman - Name Title

CITY COUNCIL

Recommend: _____
Approved: February 1, 1988
Mayor - Name Title

Ordinance No: [illegible]
City Clerk - Marlene F. Minfield



NOTES:
△ Denotes Aluminum Monument Set
Bearings shown hereon are based upon the bearings shown on the recorded plat of ROSEWOOD EXTENSION.

No Vehicular Access shall be allowed from Lot 2 to NE. 72nd Street.

Approval of Site Development Plan required prior to issuance of Building Permits.

No fencing shall be allowed in Permanent Drainage Easement.

I hereby certify that the plat of BROOKVIEW 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: 3-17-88 Kenneth E. Rutherford, L.S. 1304

AYLETT, RUTHERFORD & EUTSLER
SURVEYING, INC.
7200 N. OAKLAND
GLADSTONE, MISSOURI 64118
(816) 436-9752

9/1/88 JM
Book 23