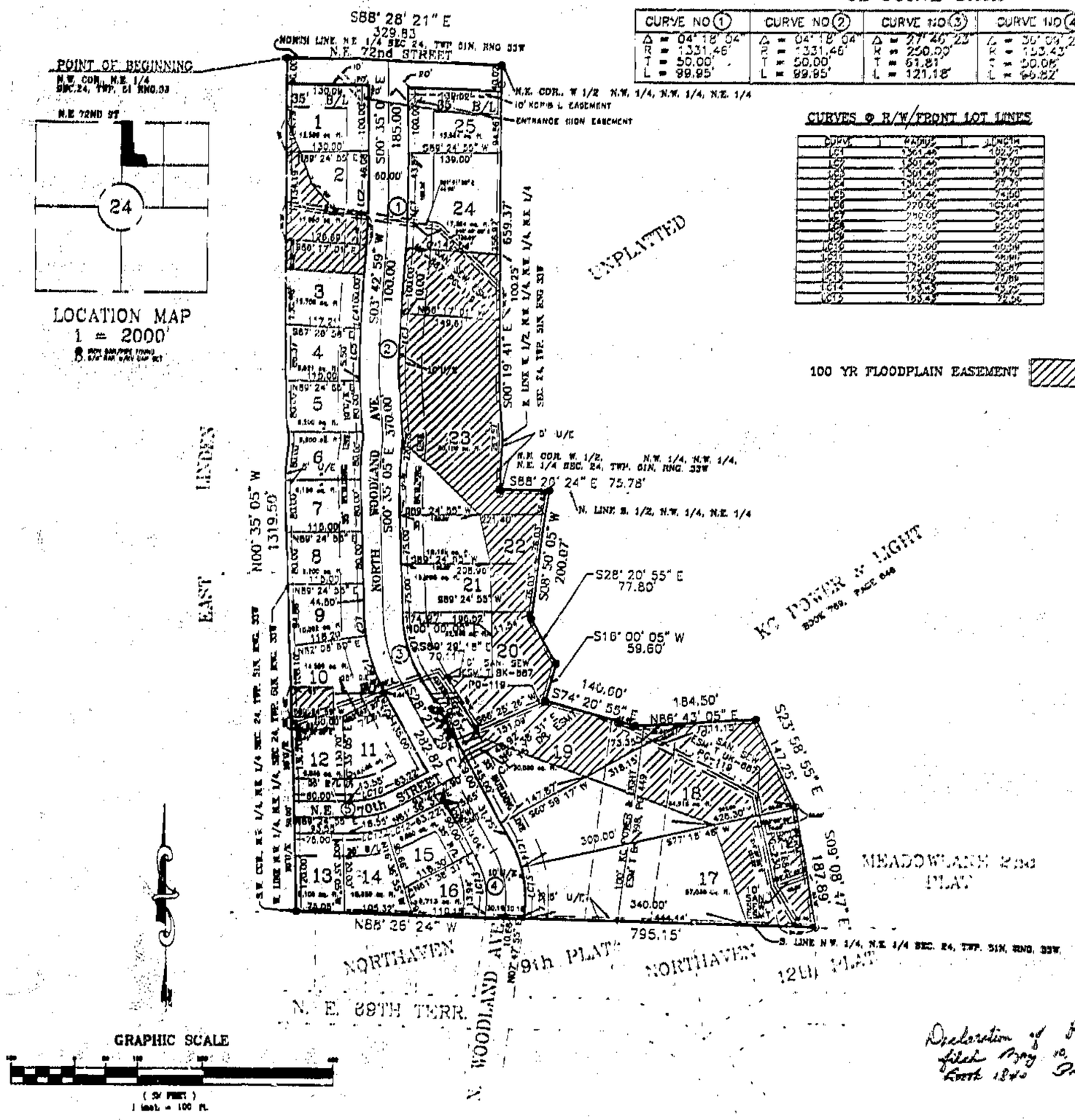
Clay County, Missouri
Land Survey Document

PLAT OF
NORTHAVEN WOODS
SECTION 24, TWP. 51,M RNG. 33
GLADSTONE, CLAY COUNTY, MISSOURI



CL CURVE DATA

CURVE NO (1)	CURVE NO (2)	CURVE NO (3)	CURVE NO (4)	CURVE NO (5)
Δ = 04°18'04"	Δ = 04°18'04"	Δ = 27°46'23"	Δ = 30°04'23"	Δ = 27°46'23"
R = 1331.46'	R = 1331.46'	R = 250.00	R = 155.42'	R = 150.00'
T = 50.00'	T = 50.00'	T = 61.81'	T = 60.06'	T = 37.00'
L = 99.95'	L = 99.95'	L = 121.18'	L = 66.82'	L = 72.71'

CURVES @ R/W/FRONT LOT LINES

CURVE	RADIUS	LENGTH
C1	1331.46'	100.00'
C2	1331.46'	97.70'
C3	1331.46'	97.70'
C4	1331.46'	97.70'
C5	1331.46'	97.70'
C6	250.00'	125.44'
C7	250.00'	25.00'
C8	250.00'	25.00'
C9	250.00'	25.00'
C10	250.00'	25.00'
C11	175.00'	49.91'
C12	175.00'	35.87'
C13	175.00'	25.00'
C14	175.00'	25.00'
C15	175.00'	25.00'

100 YR FLOODPLAIN EASEMENT

DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 51, RANGE 33, IN THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE S 88° 28' 21" E ON THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 329.83 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARATER OF SAID NORTHEAST QUARTER; THENCE S 00° 19' 41" E ON THE EAST LINE OF SAID WEST HALF A DISTANCE OF 659.37 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE S 88° 26' 24" E ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER A DISTANCE OF 75.78 FEET TO A POINT ON THE WESTERLY LINE OF A TRACT OF LAND AS RECORDED IN BOOK 769 AT PAGE 646 IN THE RECORDER'S OFFICE, CLAY COUNTY, MISSOURI; THENCE S 08° 50' 05" W ON SAID WESTERLY LINE A DISTANCE OF 200.07 FEET; THENCE CONTINUING ON WESTERLY LINE S 28° 20' 55" E A DISTANCE OF 77.80 FEET; THENCE CONTINUING ON SAID WESTERLY LINE S 16° 00' 05" W A DISTANCE OF 59.60 FEET; THENCE S 74° 20' 55" E ON THE SOUTHERLY LINE OF SAID TRACT OF LAND A DISTANCE OF 140.00 FEET; THENCE CONTINUING ON SAID SOUTHERLY LINE N 86° 43' 05" E A DISTANCE OF 184.50 FEET; THENCE CONTINUING ON SAID SOUTHERLY LINE S 23° 58' 55" E A DISTANCE OF 147.25 FEET TO A POINT ON THE WESTERLY LINE OF MEADOWLANE 2ND PLAT, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE S 09° 08' 47" E ON SAID WESTERLY LINE A DISTANCE OF 187.89 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, SAID LINE ALSO BEING THE NORTH LINE OF NORTHAVEN 12TH PLAT, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE N 88° 26' 24" W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 795.15 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SAID POINT ALSO BEING THE SOUTHEAST CORNER OF EAST LINDEN, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF; THENCE N 00° 35' 05" W ON THE WEST LINE OF SAID NORTHWEST QUARTER, ALSO BEING THE EAST LINE OF SAID EAST LINDEN, A DISTANCE OF 1319.50 FEET TO THE POINT OF BEGINNING. CONTAINS 13.65 ACRES MORE OR LESS.

DEDICATION:
THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT AND SHALL HEREAFTER BE KNOWN AS "NORTHAVEN WOODS".

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. 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.

BUILDING LINE: 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 STREET LINE.

IN TESTIMONY WHEREOF: DBFJ PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER THIS _____ DAY OF _____ 1988.

DBFJ PARTNERSHIP

HELEN L. MCMANUS, MANAGING PARTNER

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

ON THIS _____ DAY OF _____ 1988, BEFORE ME APPEARED HELEN L. MCMANUS TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN, DID SAY THAT SHE IS MANAGING PARTNER OF DBFJ PARTNERSHIP AND THAT THIS INSTRUMENT WAS SIGNED IN BEHALF OF SAID PARTNERSHIP AND THE SAID HELEN L. MCMANUS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID PARTNERSHIP.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

CITY PLAN COMMISSION:

RECEIVED _____

APPROVED _____

CHAIRMAN: _____

CITY COUNCIL

RECEIVED _____

APPROVED: _____

ORDINANCE NO. _____

MAYOR: _____

THIS PLAT AND THE SURVEY OF NORTHAVEN WOODS WERE EXECUTED BY: NAW VALLEY ENGINEERING & DEVELOPMENT, INC., P.O. BOX 14235, 5201 N.W. CROUCH ROAD, PARKVILLE MISSOURI.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY: THAT THE PLAT OF NORTHAVEN WOODS SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY 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.

4 MAY 1988
DATE

JOHN L. SHEETS LS-2250

Declaration of Restrictions filed May 10, 1988 Book 1840 Page 279

http://www.ClayCoGov.com