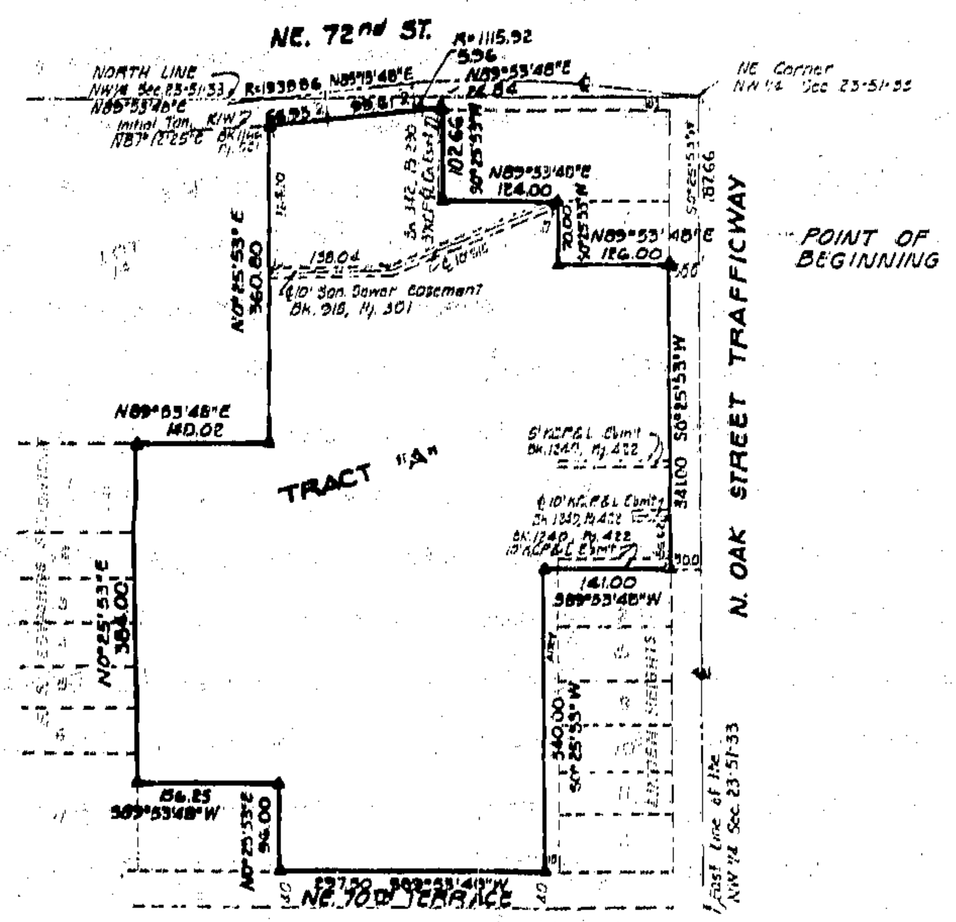
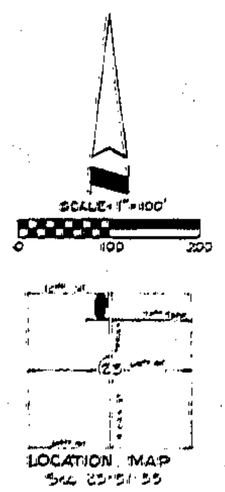
G 6147

# RESURVEY OF LOTS 2, 3, 4, 5 and 6 and PART OF LOTS 13 and 20, LINDEN HEIGHTS




▲ Denotes Monument Set

DESCRIPTION

This is a subdivision and resurvey of Lots 2,3,4,5 and 6, part of Lot 13, part of Lot 20, and part of the vacated alley, LINDEN HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, being more particularly described as follows: Commencing at the Northeast Corner of the Northwest Quarter of Section 23, Township 51 North, Range 33 West in the City of Gladstone, Clay County, Missouri; thence South 0 degrees, 25 minutes, 53 seconds West along the East line of the Southwest Quarter of said Section 23, a distance of 187.86 feet; thence South 89 degrees, 53 minutes, 48 seconds West, a distance of 89.00 feet to the Southwest Corner of Lot 1 of said LINDEN HEIGHTS, said point being the Point of Beginning of the tract of land hereinafter to be described; thence South 0 degrees, 25 minutes, 53 seconds West along the East line of Lots 2 thru 6, both inclusive of said LINDEN HEIGHTS, a distance of 341.00 feet to the Southeast Corner of Lot 6, of said LINDEN HEIGHTS; thence South 89 degrees, 53 minutes, 48 seconds West along the South line of said Lot 6 and the Westerly prolongation thereof, a distance of 140.00 feet to a point on the East line of Lot 20 of said LINDEN HEIGHTS; thence South 0 degrees, 25 minutes, 53 seconds West along the East line of said Lot 20, a distance of 140.00 feet to the Southeast Corner of said Lot 20; thence South 89 degrees, 53 minutes, 48 seconds West along the South line of said Lot 20, a distance of 297.50 feet; thence North 0 degrees, 25 minutes, 53 seconds East and parallel with the East line of said Lot 20, a distance of 54.00 feet; thence South 89 degrees, 53 minutes, 48 seconds West and parallel with the South line of said Lot 20, a distance of 126.25 feet to a point on the West line of said Lot 20; thence North 0 degrees, 25 minutes, 53 seconds East along the West line of said Lot 20, a distance of 304.00 feet to the Northwest Corner of said Lot 20; thence North 89 degrees, 53 minutes, 48 seconds East along the North line of said Lot 20, a distance of 128.00 feet to the Southwest Corner of Lot 13 of said LINDEN HEIGHTS; thence North 0 degrees, 25 minutes, 53 seconds East along the West line of said Lot 13, a distance of 360.80 feet to a point in the South line of NE. 72nd Street as dedicated to the City of Gladstone by instrument recorded in Book 1266 at Page 525 in the Recorder of Deeds Office in Clay County, Missouri; thence Northeasterly along the South line of said NE. 72nd Street and along a curve to the left, the initial tangent having a bearing of North 87 degrees, 12 minutes, 25 seconds East, having a radius of 1115.92 feet, an arc distance of 84.93 feet; thence North 89 degrees, 53 minutes, 48 seconds East along the South line of said NE. 72nd Street, a distance of 39.61 feet; thence Northeasterly along the South line of said NE. 72nd Street and along a curve to the right, having the last described course as a tangent, having a radius of 1115.92 feet, an arc distance of 5.96 feet to a point on the North line of said Lot 13; thence North 89 degrees, 53 minutes, 48 seconds East along the North line of said Lot 13, a distance of 24.04; thence South 0 degrees, 25 minutes, 53 seconds West, a distance of 187.86 feet; thence North 89 degrees, 53 minutes, 48 seconds East and parallel with the North line of the Northwest Quarter of said Section 23, a distance of 126.00 feet to the Southeast Corner of Lot 13 of said LINDEN HEIGHTS; thence South 0 degrees, 25 minutes, 53 seconds West along the West line of said Lot 1, a distance of 38.00 feet to the Southwest Corner of said Lot 1; thence North 89 degrees, 53 minutes, 48 seconds East along the South line of said Lot 1, a distance of 126.00 feet to the Point of Beginning.

The above described tract contains 4.22 acres more or less.

DEDICATION: The undersigned proprietors of the tracts described above of ground has caused the same to be subdivided in the manner as shown on the accompanying plat and which subdivision is known as "RESURVEY OF LOTS 2,3,4,5 AND 6, PART OF LOTS 13 AND 20, LINDEN HEIGHTS".

EASEMENTS: [illegible] are granted to the City of Gladstone, Missouri to locate, construct and maintain or authorize the location, construction, [illegible] and use of conduits for cable and other purposes, water, gas, sewer pipes, poles and wires or all and any of these over, under and along strips marked "Utility Easement" or "U.E." or "Drainage Easement" or "D.E.", EXCEPT where designated for special purposes.

[illegible]: 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 said line and the street line.

IN WITNESS WHEREOF: The undersigned proprietors has hereunto set their hand this 11th day of August, 1988.

[illegible]

STATE OF MISSOURI
COUNTY OF CLAY

On this 11th day of August, 1988, before me the undersigned Notary Public personally appeared Susan Cone, to me known to be the person described in and who executed the within plat [illegible] and acknowledged.

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 above written.

My Commission Expires: [illegible]

Notary Public

CITY COUNCIL

Received: _____

Approved: 11-8-88

Ordinance No.: 2,736

Mayor: Pam Wheeler

City Clerk: Marilyn F. Annenberg

CITY PLAN COMMISSION

Approved: _____

Chairman: Brian Hall

I hereby certify that the plat of RESURVEY OF LOTS 2,3,4,5 AND 6 AND PART OF LOTS 13 AND 20, LINDEN HEIGHTS 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 placing of subdivisions to the best of my professional knowledge and belief.

DATE: June 6, 1988

Harold L. Rutherford, [illegible]

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

9/1/88 [illegible]
Book 53

Clay County, Missouri
Land Survey Document
http://www.ClayCOGov.com