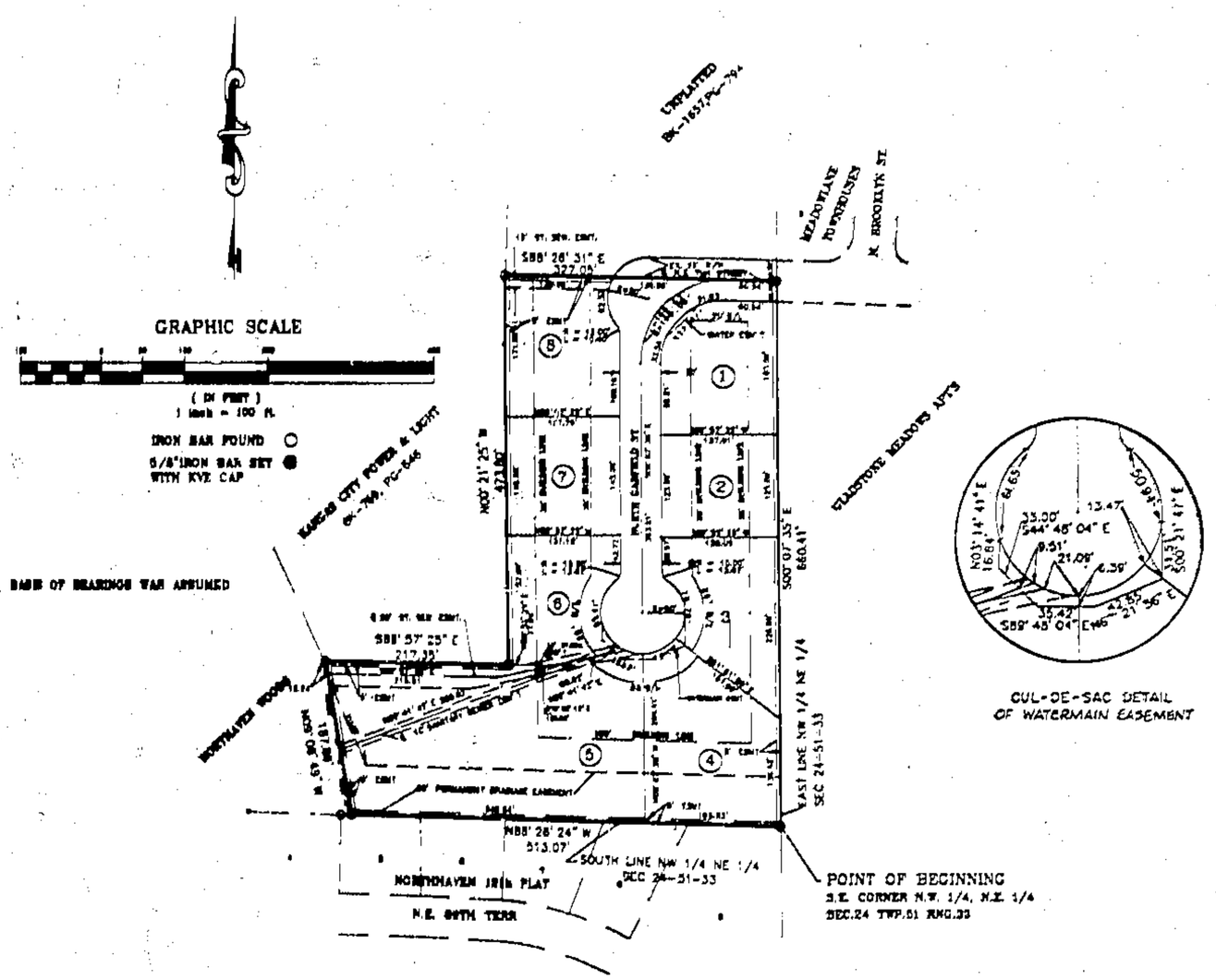
Clay County, Missouri
Land Survey Document

G 7612

MEADOWLANE 2nd PLAT

A SUBDIVISION IN THE CITY OF GLADSTONE
CLAY COUNTY, MISSOURI
SEC.24 TWP.51 RNG.33



CUL-DE-SAC DETAIL
OF WATERMAIN EASEMENT

DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 51, RANGE 33, IN THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER, SAID POINT ALSO BEING THE NORTHEAST CORNER OF NORTHHAVEN 12TH PLAT, A SUBDIVISION IN GLADSTONE, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE N 88° 26' 24" W ON THE NORTH LINE OF SAID NORTHHAVEN 12TH PLAT A DISTANCE OF 313.07 FEET; THENCE N 00° 08' 49" W A DISTANCE OF 187.89 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND AS RECORDED IN BOOK 789 AT PAGE 646 IN THE RECORDERS OFFICE, CLAY COUNTY, MISSOURI; THENCE S 88° 57' 25" E ON SAID SOUTH LINE A DISTANCE OF 217.35 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE N 00° 21' 25" W ON THE EAST LINE OF SAID TRACT OF LAND A DISTANCE OF 473.85 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS RECORDED IN BOOK 1657 AT PAGE 794 IN THE RECORDERS OFFICE, CLAY COUNTY, MISSOURI; THENCE S 88° 26' 31" E ON THE SOUTH LINE OF SAID TRACT AS RECORDED IN BOOK 1657 AT PAGE 794 A DISTANCE OF 327.05' TO THE NORTHWEST CORNER OF GLADSTONE MEADOWS APARTMENTS, A SUBDIVISION IN GLADSTONE, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE S 00° 07' 30" E ON THE WEST LINE OF SAID GLADSTONE MEADOWS APARTMENTS A DISTANCE OF 660.41 FEET TO THE POINT OF BEGINNING. CONTAINS 5.60 ACRES MORE OR LESS.

DEDICATION:
THE UNDERSIGNED OWNERS 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 "MEADOWLANE 2ND 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 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: WITCON, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED THIS 11th DAY OF May 1988.

WITCON, INC.

PRESIDENT: LARRY R. MITCHELL — SECRETARY: JUDY M. MITCHELL

STATE OF MISSOURI
COUNTY OF) S.S.

ON THIS 11th DAY OF May 1988, BEFORE ME APPEARED LARRY R. MITCHELL TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS PRESIDENT OF WITCON, 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 THE SAID LARRY R. MITCHELL 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: [illegible] — NOTARY PUBLIC: Debby Arnold

CITY PLAN COMMISSION — CITY COUNCIL

RECEIVED: — RECEIVED:

APPROVED: May 21, 1988 — APPROVED: May 21, 1988

ORDINANCE NO. 2,164

CHAIRMAN: BRIAN HALL — MAYOR: LARRY WHITTON

THIS PLAT AND SURVEY OF MEADOWLANE 2nd PLAT WERE EXECUTED BY: KAW VALLEY ENGINEERING & DEVELOPMENT INC., P.O. BOX 14223, 3201 N.W. CROOKED ROAD, PARKVILLE MISSOURI, 64152

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY: THAT THE PLAT OF MEADOWLANE 2nd PLAT 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.

DATE: 10 MAY 1988 — JOHN L. SHEETS LS-2253

9/1/93 9:04
Book 23

http://www.ClayCoGov.com