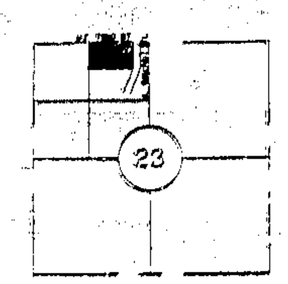
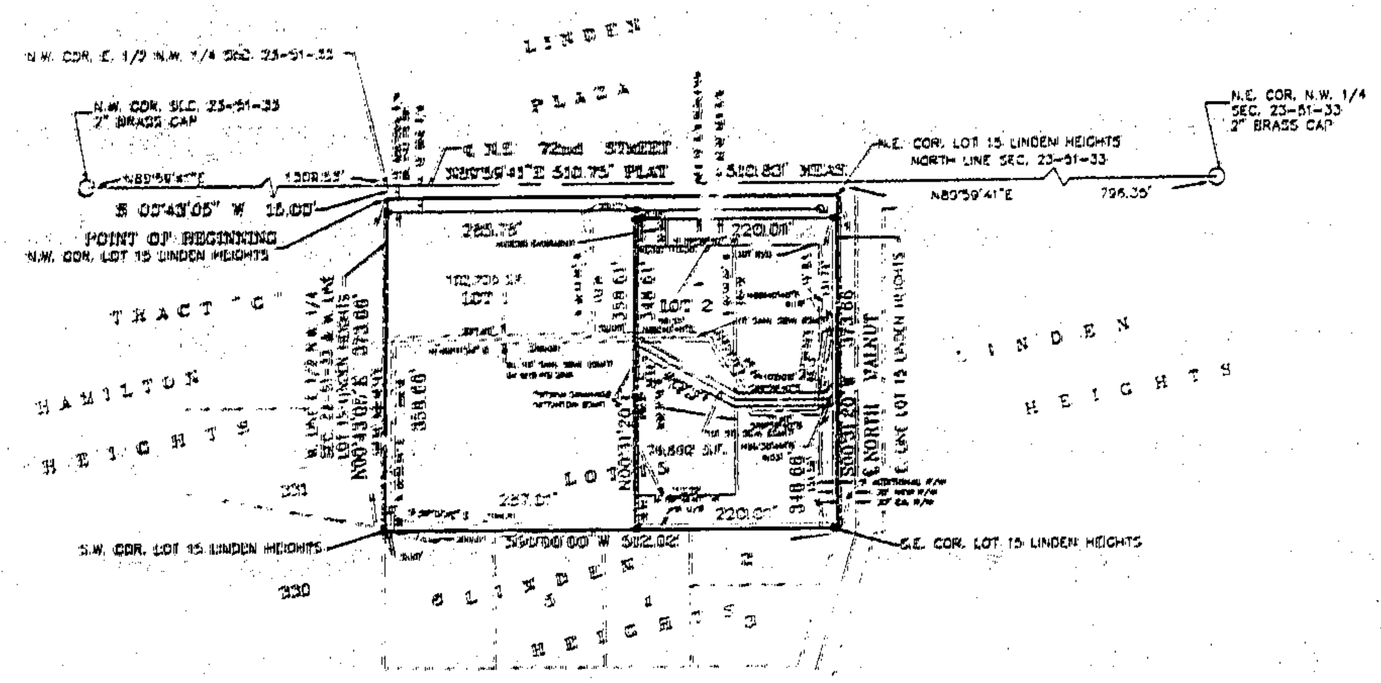
G 03217 MAR 21 1989 STATE OF MO.
RECORDER HERE
89 MAR 21 A 9:58
64 PAGE 88
RECORDED
BOOK OF DEEDS
By Bruce Sawyer Deputy

REPLAT OF
LOT 15 LINDEN HEIGHTS
SECTION 23, TOWNSHIP 51, RANGE 33
GLADSTONE, CLAY COUNTY, MISSOURI



LOCATION MAP
1 = 2000'



NOTE:

1. EXISTING 10' SANITARY SEWER ESMT. AS RECORDED IN BK 915 AT PG 298 IS VACATED ACROSS LOT 2 BY THIS PLAT.
2. BASIS OF BEARINGS-SOUTH LINE OF LOT 15 ASSUMED "N 90° 00' 00" W.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

DESCRIPTION:
A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 51, RANGE 33 IN THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE S 00° 43' 05" W ON THE WEST LINE OF SAID EAST HALF A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 15 LINDEN HEIGHTS ACCORDING TO THE RECORDED PLAT THEREOF; THENCE N 89° 59' 41" E ON THE NORTH LINE OF SAID LOT 15 A DISTANCE OF 510.75 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE S 00° 31' 20" W ON THE EAST LINE OF SAID LOT 15 A DISTANCE OF 373.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE N 90° 00' 00" W ON THE SOUTH LINE OF SAID LOT 15 A DISTANCE OF 512.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE N 00° 43' 05" E ON THE WEST LINE OF SAID LOT 15 A DISTANCE OF 373.86 FEET TO THE POINT OF BEGINNING. CONTAINS 4.38 ACRES, MORE OR LESS.

DEDICATION:
THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE RE-SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING RE-PLAT AND SHALL HEREAFTER BE KNOWN AS "REPLAT OF LOT 15 LINDEN HEIGHTS".

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.

STORM SEWER DETENTION EASEMENT:
THE STORM WATER DETENTION EASEMENT SHALL BE PERPETUALLY RESERVED FOR STORM WATER DETENTION. IT SHALL BE OWNED BY THE OWNERS OF LOT 2, AND IT SHALL BE MAINTAINED BY THE OWNERS OF LOT 2, THEIR ASSIGNS AND/OR HEIRS.

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: NORTHLAND NATIONAL BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS 17 DAY OF February 1989.

Basil C. Benyo Jr.
BASIL C. BENYO JR. PRESIDENT

STATE OF MISSOURI)
COUNTY OF Clay) s.s.

ON THIS 17 DAY OF Feb 1989, BEFORE ME APPEARED BASIL C. BENYO, JR. TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS PRESIDENT OF NORTHLAND NATIONAL BANK AND THAT THIS INSTRUMENT WAS SIGNED IN BEHALF OF SAID NORTHLAND NATIONAL BANK AND THE SAID BASIL C. BENYO, JR. ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID NORTHLAND NATONAL BANK.

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: 14 June 92 NOTARY PUBLIC [signature]

IN TESTIMONY WHEREOF: GIBSON ENTERPRISES INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS 17 DAY OF February 1989.

Max H. Gibson
MAX H. GIBSON PRESIDENT

STATE OF MISSOURI)
COUNTY OF Clay) s.s.

ON THIS 17 DAY OF Feb 1989, BEFORE ME APPEARED MAX H. GIBSON, TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF GIBSON ENTERPRISES INC. AND THAT THIS INSTRUMENT WAS SIGNED IN BEHALF OF SAID GIBSON ENTERPRISES INC. AND THE SAID MAX H. GIBSON ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID GIBSON ENTERPRISES INC.

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: 14 June 92 NOTARY PUBLIC [signature]

CITY PLAN COMMISSION
RECEIVED
APPROVED: 9-6-88
CHAIRMAN: BRIAN HALL

CITY COUNCIL
RECEIVED
APPROVED: March 13, 1989
ORDINANCE No. 2192
MAYOR: LARRY WHITTON
ATTEST: [signature]
CITY CLERK

THIS PLAT AND THE SURVEY OF REPLAT OF LOT 15 LINDEN HEIGHTS WERE EXECUTED BY KAW VALLEY ENGINEERING AND DEVELOPMENT, INC., P.O. BOX 14225, 5201 N.W. CROOKED ROAD, PARKVILLE, MISSOURI.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY: THAT THE REPLAT OF LOT 15 LINDEN HEIGHTS 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.

17 Feb 1989
DATE

John L. Sheets LS-2293

KAW VALLEY ENGINEERING

10/14/89 [illegible]
Plat Bk 24

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