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Clay County, Missouri
Land Survey Document

C 33354

CREEKWOOD OAKS

CLAY COUNTY
RECORDER OF DEEDS
89 JUN 22 P 2:29.7
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RECORDER OF DEEDS
By Linda Edwards
Deputy

All that part of the Southeast Quarter of the Southwest Quarter of Section 26, Township 51, Range 33 and all of Lot 1 and portions of Lot 2, 3, and 13, WEST OAKWOOD, a subdivision in the City of Gladstone, according to the recorded plat thereof, all in Clay County, Missouri, being more particularly described as follows:

Beginning at the Southwest corner of the Southeast ¼ of the Southwest ¼ of Section 26, Township 51, Range 33; thence North 0°39'47" East, along the West line of Lots 1 and 3, of said WEST OAKWOOD, being also the West line of said Quarter-Quarter Section, 220.31 feet to a point on the South right-of-way of NE. Englewood Road, as now established, thence South 58°26'16" East along the South right-of-way of said NE. Englewood Road, 35.82 feet to an angle point therein; thence South 65°26'13" East along the South right-of-way of said NE. Englewood Road 52.92 feet to a point of curvature; thence Southeasterly along a curve to the left, having an initial tangent bearing of South 62°38'00" East, and a radius of 720.33 feet, and a central angle of 11°12'49", a distance of 140.98 feet; thence South 73°50'49" East, tangent to the last described curve and along the South right-of-way of said NE. Englewood road, 90 feet; thence South 72°07'38" East, 94.43 feet; thence South 71°52'29" East, 254.10 feet to a point on the South line of said Quarter-Quarter Section; thence North 89°28'43" West along the South line of said Quarter-Quarter Section and along the common line between the corporate city limits of the City of Gladstone and Kansas City both in said County and State, 629.75 feet to the point of beginning. Containing 7.458 acres, more or less.

The undersigned proprietors of the above described tract of land have caused the same to subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "CREEKWOOD."

EASEMENTS – An easement or license is hereby granted to Gladstone, Missouri, to locate, construct and maintain or authorize the location, construction, maintenance and use of conduits for all and any purpose, water, gas, sewer mains, poles and wires or all of any of them over, under and along strips marked "Utility Easement" or "U/E" or "Drainage & Utility Easement" or "Drain & U/E", or "Sewer Easement".

STREETS – Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

In testimony whereof, North Oak Retail Partnership, a Colorado General Partnership, has caused these presents to be signed by its General Partner duly authorized so to do.

NORTH OAK RETAIL PARTNERSHIP

John Edwards Hayes II
General Partner

STATE OF Colorado
COUNTY OF Denver } SS

Be it remembered that on this 14th day of August, 1988, before me, a notary public, appeared John Edwards Hayes II, to me personally known, who, being by me duly sworn, did say that he is a General Partner in North Oak Retail Partnership, a Colorado General Partnership, and that he executed the foregoing instrument, and acknowledged the execution of the same to be the free act and deed of said North Oak Retail Partnership.

In witness whereof, I have hereunto set my hand and affixed my notarial seal in my office the day and year last above written.

My commission expires March 14, 1990.

Joyce Swanson
Print Name Joyce Swanson
Notary Public in and for said county and state

CITY PLAN COMMISSION

Received _____

Approved 6-6-88

Chairman R. Brian Hall

Mayor Frank Wheeler

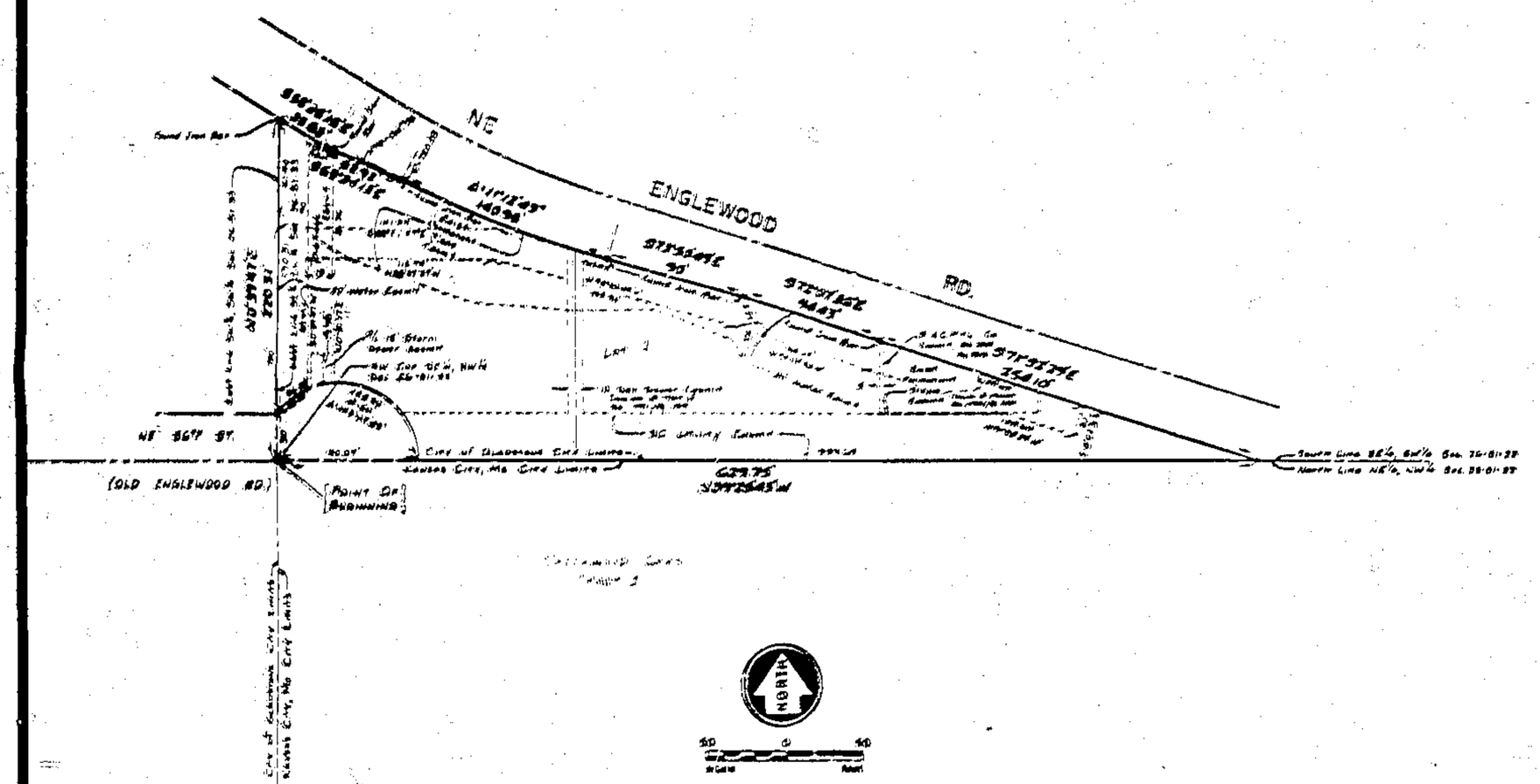
City Clerk Marilyn Arnold

CITY COUNCIL

Received _____

Approved June 13, 1988

Ord. No. 88-1119



NOTE: Permanent monuments set at all boundary corners upon completion of construction.

I HEREBY CERTIFY that this plat of CREEKWOODS OAKS, a subdivision, is based on an actual survey made 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 of the State of Missouri and City of Gladstone, Missouri, that govern the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

July 28, 1988
Date

By [redacted]
W. R. Spaeni, Jr., [redacted]

10/19/89 [illegible]
Plat Bk 24

TUTTLE-WEBER-WOODWARD CO.
A MERGER OF BAKER-TUTTLE & WEBER, P.A.
CIVIL ENGINEERS — LAND SURVEYORS
LAND PLANNERS
KANSAS CITY, MISSOURI

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