Clay County Missouri
Land Survey Document
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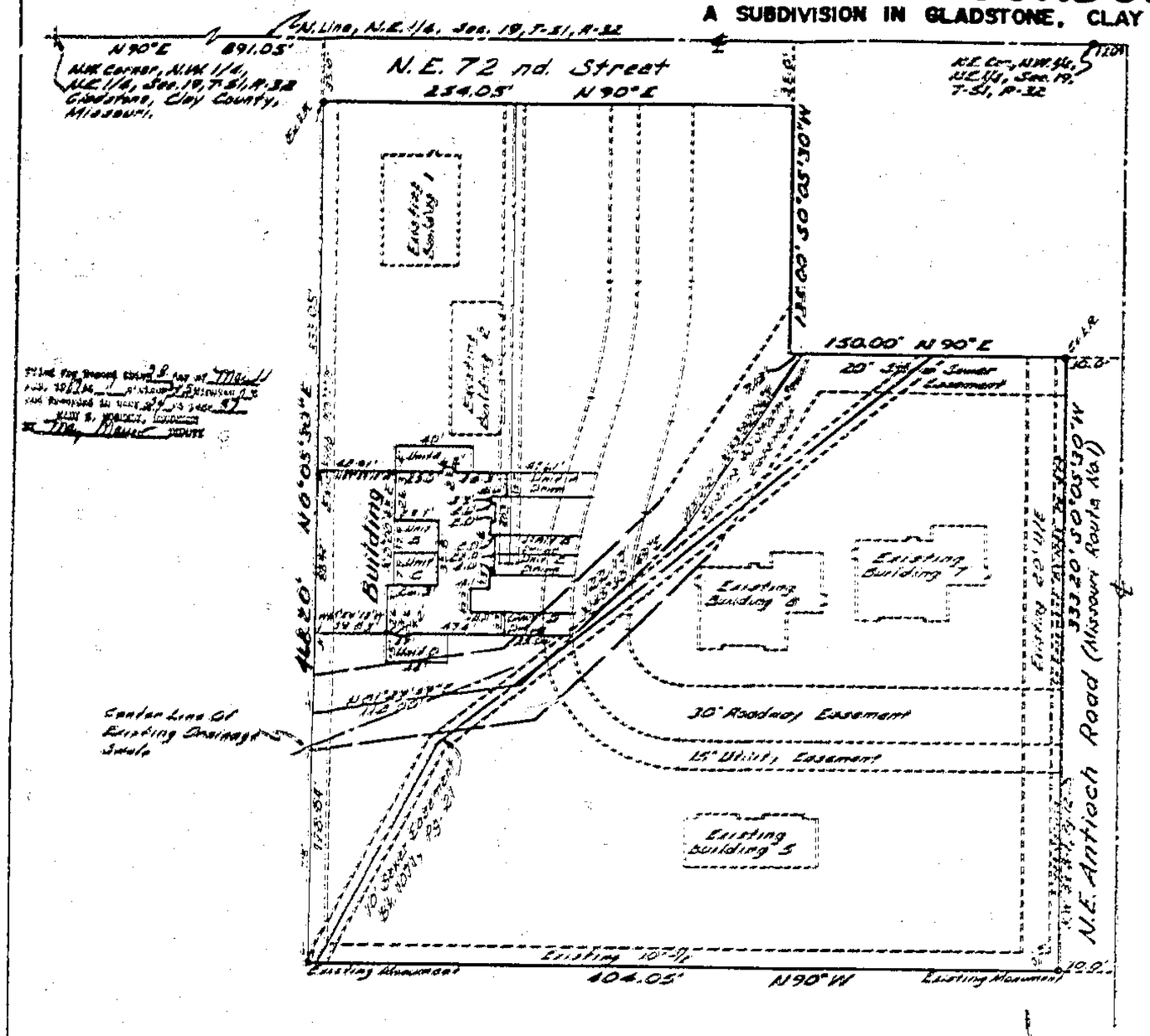
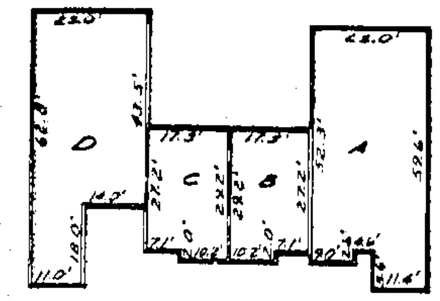
G 32153

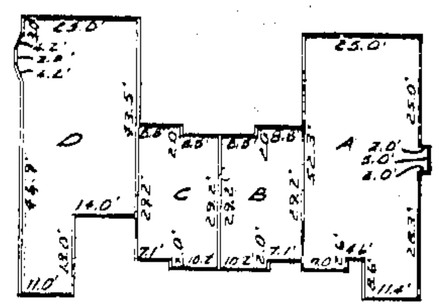
KINGSTON COURT CONDOMINIUM BUILDING 3

A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI

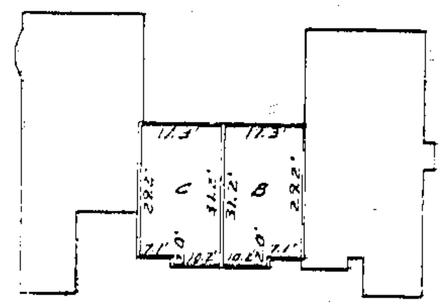




Basement



First Floor



Second Floor

DESCRIPTION: This is a subdivision of all that part of the North one-half of the Northwest Quarter of the Northeast Quarter of Section 19, Township 51, Range 32, in the City of Gladstone, Clay County, Missouri, described as follows: Commencing at the Northwest Corner of the Northwest Quarter of the Northeast Quarter of said Section 19; thence North 90 degrees East (assumed bearing), a distance of 891.05 feet; thence South 0 degrees, 05 minutes, 30 seconds West, a distance of 30 feet to a point on the South line of N.E. 72nd Street as recorded in Book 470, at page 433 in the Recorder of Deeds Office in Clay County, Missouri; also the Point of Beginning of the tract of land herein to be described, thence North 90 degrees East along the South line of N.E. 72nd Street, a distance of 254.05 feet; thence South 0 degrees, 05 minutes, 30 seconds West, a distance of 150.00 feet; thence South 90 degrees East, a distance of 150 feet to a point on the West line of the right-of-way of Missouri Route 1A (N.E. Antioch Road); thence South 3 degrees, 05 minutes, 30 seconds West (deeded South 3 degrees, 19 minutes East) along said West line of Missouri Route 1A as established in deed recorded in B-1, at page 12 in the Recorder of Deeds Office in Clay County, Missouri, a distance of 337.20 feet; thence North 90 degrees West, a distance of 404.05 feet; thence North 0 degrees, 05 minutes, 30 seconds East a distance of 488.30 feet to the point of beginning.
The above described tract of land contains 3.91 acres more or less.

DEDICATION: The undersigned proprietors of the hereon described tract of ground has caused the same to be subdivided in the manner shown on the accompanying plat and shall hereafter be known as "KINGSTON COURT CONDOMINIUM BUILDING 3".

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 purposes; 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.

IN TESTIMONY WHEREOF: The undersigned proprietors have hereunto set their hands this 14 day of March, 1989.

Ronald Topham — Ann T. Ham

STATE OF Florida
COUNTY OF Pinellas } SS

On this 14 day of March, 1989, before me the undersigned Notary Public personally appeared Ronald Topham and Ann Topham, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal in my office in Pinellas County, Florida, on the day and year last written.
My Commission Expires: Notary Public, State of Florida at Large — NOTARY PUBLIC

CITY PLAN COMMISSION
Received:
Approved: 2-6-89
Chairman: Donald Northern

CITY COUNCIL
Received:
Approved: 7/18/89
Ordinance No. 2.214
Mayor: Larry Whitton
City Clerk: Marilyn F. Annefeld

NOTES:

1. This Plat("PLAT") is a plat of KINGSTON COURT CONDOMINIUM BUILDING 3 ("CONDOMINIUM") and RONALD TOPHAM and ANN TOPHAM, husband and wife, by their execution of this plat, certified that this Plat contains all information required by Section 448.2-109 of the Revised Statutes of Missouri, (Supp. 1984) and is recorded in accordance with the Uniform Condominium Act ("ACT") of the State of Missouri, V.A.M.S., Section 448.1-101 ET SEQ (Supp., 1984).

2. The boundary lines, dimensions and elevations of each unit (individually, UNIT, and collectively, UNITS) designated on this Plat are the interior unfinished surface of its floors, ceilings, and are particularly described in the Condominium Declaration of KINGSTON COURT CONDOMINIUM recorded as described below.

3. All units of the Condominium are subject to Development Rights, as defined in the Act and specifically set forth in the Condominium Declaration of KINGSTON COURT CONDOMINIUM.

4. The condominium contains Limited Common Elements, as defined in the Act, other than Limited Common Elements described in subdivision (2) and (4) of Section 448.2-102 of the Act. Limited Common Elements consisting of carports, driveways, decks, balconies, stairways, and patios and the Units to which those Limited Common Elements are assigned are shown on this Plat.

5. All land and all other portions of the Condominium not located within any unit, including but not limited to, any stairs, elevators, halls, bearing beams, supports, roof, floors, foundations, pipes, ducts, flues, conduits, wires, heating equipment, air-conditioning equipment, ventilating equipment and other utility installations to the outlets and bearing walls to the unfinished surfaces thereof, regardless of location, shall be common elements("COMMON ELEMENTS"), as defined in the Act.

6. The owner of each Unit shall own an undivided interest in the Common Elements in accordance with the percentages established in the Condominium Declaration of KINGSTON COURT CONDOMINIUM ("DECLARATION") recorded previously in the Office of the Recorder of Deeds of Clay County, Missouri.

7. The legal description of each unit described in the Declaration, together with its undivided interest in the Common Elements, as established in the Declaration, is by reference to the identifying number of each Unit as set out in this Plat, followed by the words, KINGSTON COURT CONDOMINIUM, a Condominium in Kansas City, Clay County, Missouri, as established pursuant to Declaration recorded in Book 24 at Page 37 in the Office of the Recorder of Deeds of Clay County, Missouri.

8. The Condominium consists of five (5) buildings situated on the real estate described in this Plat, which buildings are comprised of two (2) floors, each and four (4) Units each (subject to Development Rights, as defined in the Act) and Common Elements.

9. The right is reserved unto the Executive Board of its designee, pursuant to the terms of the Act, to enter any Unit in order to carry out construction or maintenance work or perform any other function for which the Executive Board, as defined in the Declaration, is responsible.

10. The Declarant reserves the right to add land to this Condominium or which Declarant may, but is not obligated to build up to 10 (ten) additional units, all as more particularly described in the Declaration. The land which Declarant reserves the right to add is legally described as follows:

All that part of the Northwest Quarter of the Northeast Quarter of Section 19, Township 51, Range 32, in the City of Gladstone, Clay County, Missouri, described as follows: Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 19; thence North 90 degrees West along the North line of the Northeast Quarter of said Section 19, a distance of 127.91 feet South 0 degrees 05 minutes, 30 seconds West a distance of 35.0 feet to a point on the Southerly right-of-way line of Northeast 72nd Street, and the Westerly right-of-way line of North-west Antioch Road; said point also being the true point of beginning of the tract of land herein to be described; thence continue South 0 degrees, 05 minutes, 30 seconds West along the Westerly right-of-way line of said Antioch Road, a distance of 138.5 feet thence North 89 degrees West and parallel to the North line of the Northeast Quarter of said Section 19, a distance of 195.0 feet; thence North 0 degrees, 05 minutes, 30 seconds East a distance of 123 feet to a point on the Southerly right-of-way line of Northeast 72nd Street; thence North 90 degrees East, along the Southerly right-of-way line of said 72nd Street, a distance of 150 feet to the point of beginning of the tract of land herein described.

Thom Clemons
Area Surveyor
2270 Robinson Plaz Road
P.O. Box 326 • Grandview, Missouri 64030
(816) 763-1567

10/19/89 941
Plat Bk 24

I hereby certify that the within plat of KINGSTON COURT CONDOMINIUM BUILDING 3 is based upon an actual survey made by me or under my supervision and that said survey meets or exceeds the current standards for property boundary surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, State of Missouri, and that said plat complies with the requirements contained in Section 448.2-109 Revised Statutes of Missouri, (Supp. 1984)

Thomas D. Clemons — Dec. 1988