REPLAT OF PART OF TRACTS 11 AND 12 KENDALLWOOD COMMERCIAL CENTER

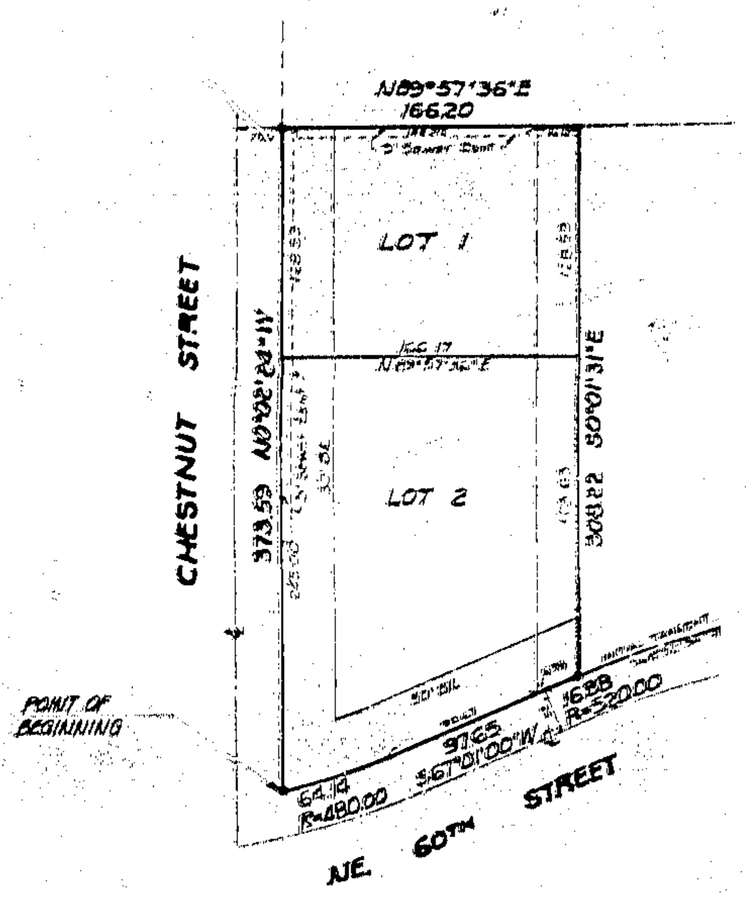
DESCRIPTION:
All of Tract 11 and part of Tract 12, KENDALLWOOD COMMERCIAL CENTER, a subdivision of land in the City of Gladstone, Clay County, Missouri, all of which is more particularly described as follows: Beginning at the Southwest corner of said Tract 11; thence North 0 degrees 02 minutes 24 seconds West along the West line of said Tract 11, a distance of 373.59 feet to the Northwest corner of said Tract 11; thence North 89 degrees 57 minutes 36 seconds East along the North line of said Tracts 11 and 12, a distance of 166.20 feet to a point 241.00 feet West of the Northeast corner of said Tract 12; thence South 0 degrees 01 minutes 31 seconds East, a distance of 308.22 feet to a point on the South line of said Tract 12; thence Southwesterly along the South line of said Tract 12, on a curve to the left, the initial tangent having a bearing of South 88 degrees 42 minutes 34 seconds West, a central angle of 1 degree 51 minutes 34 seconds and a radius of 520.00 feet, an arc distance of 16.88 feet; thence South 87 degrees 01 minutes 00 seconds West along the Southerly line of said Lots 11 and 12, a distance of 97.65 feet; thence Southwesterly along the South line of said Lot 11 on a curve to the right, tangent to the last described course and having a central angle of 7 degrees 33 minutes 21 seconds and a radius of 480.00 feet, an arc distance of 64.14 feet to the Point of Beginning.

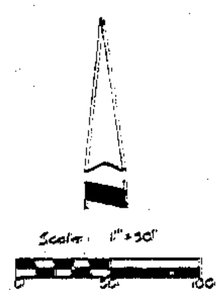
DEDICATION: The undersigned proprietors of the hereon described tract of land do cause the same to be subdivided in the manner as shown on the accompanying plat, and shall hereafter be known as "PLAT OF PART OF TRACTS 11 & 12, KENDALLWOOD COMMERCIAL CENTER".

EASEMENT: An easement or license is hereby granted to the City of Gladstone, Missouri to install, construct and maintain or to authorize the location, construction, installation and use of conduits for electrical and telephone service, gas, water mains, 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", where shown or designated for special purposes.

STREETS: 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 this line and the street line.





Bearing based on Plat of Kendallwood Commercial Center

○ Denotes Aluminum Monument Set

IN TESTIMONY WHEREOF: The undersigned proprietors have hereunto set their hands this 28th day of June, 1989.

Chris Robert Guerrieri — Chris Robert Guerrieri

Sandra Marie Guerrieri — Sandra Marie Guerrieri

STATE OF MISSOURI}
COUNTY OF CLAY } s.s.

On this 28 day of June, 1989, before me the undersigned Notary Public personally appeared Chris Robert Guerrieri and Sandra Marie Guerrieri, 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 at my Office in Clay County, Missouri, on the day and year last above written.

My Commission Expires: DONNA R. WHITAKER NOTARY PUBLIC, STATE OF MISSOURI MY COMMISSION EXPIRES 5/27/93 CLAY COUNTY

Donna R. Whitaker — NOTARY PUBLIC

CITY PLAN COMMISSION

Received: _____

Approved: 8-1-88

Chairman: Brian Hall

CITY COUNCIL

Received: _____

Approved: 8-8-88

Ordinance No. 2285

Mayor: LARRY WHITTON

City Clerk: Marilyn F. Amonette

I hereby state that this plat of lots of land to wit: Tracts 11 and 12, Kendallwood Commercial Center, is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri 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 state that I have located all the lot corners, permanent monuments, and the location of buildings and the placing of subdivision on the best of my professional knowledge and belief.

Date: 6-28-89

Aylett Smith

AYLETT SURVEY COMPANY
7209 N. GRAND
GLADSTONE, MISSOURI 64118 (816) 436-0732

10/10/89 9:11
Plat 24-24

Job No. 21443

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