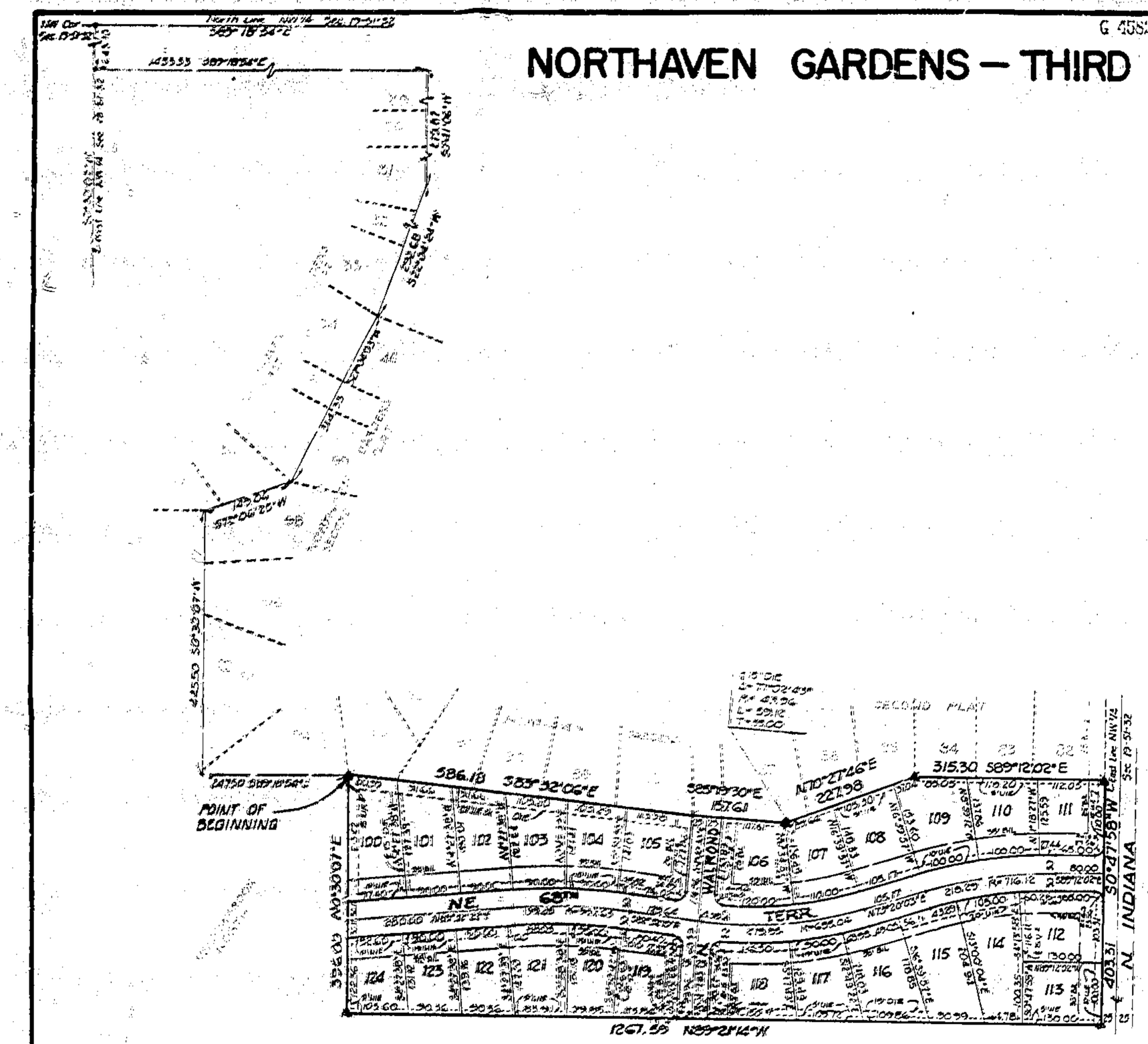
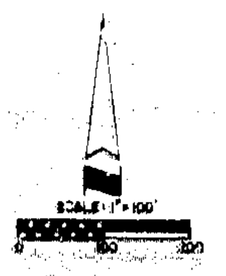
Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com

G 45822

NORTHAVEN GARDENS — THIRD PLAT





△ Denotes Existing Monument
▲ Denotes Monument to be set

NOTE: Monuments and lot corners will be set after completion of street and utility construction.

I hereby certify that the plat of NORTHAVEN GARDENS THIRD PLAT subdivision 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 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: 7-31-89

Sam M. Aylett, LS-2074

SAM ANTHONY AYLETT NUMBER LS-2074 STATE OF MISSOURI LICENSED LAND SURVEYOR

AYLETT SURVEY COMPANY
7200 N. GRAND
GLADSTONE, MISSOURI 64118 (816) 436-0732

DESCRIPTION:

This is a subdivision of all that part of the Northwest Quarter of Section 19, Township 51 North, Range 32 West, in the City of Gladstone, Clay County, Missouri, described as follows: Commencing at the Northwest Corner of said Section 19; thence South 0 degrees, 30 minutes, 07 seconds West along the West line of the Northwest Quarter of said Section 19, a distance of 64.10 feet; thence South 89 degrees, 28 minutes, 54 seconds East and parallel with the North line of the Northwest Quarter of said Section 19, a distance of 1433.31 feet to the Northeast Corner of Lot 29, NORTHAVEN GARDENS-FIRST PLAT, a subdivision of land in the City of Gladstone, Clay County, Missouri; thence South 0 degrees, 41 minutes, 06 seconds West along the East line of Lots 29,30 and 31 of said NORTHAVEN GARDENS-FIRST PLAT, a distance of 279.27 feet to an angle point in the Easterly line of said Lot 31; thence South 22 degrees, 01 minutes, 24 seconds West along the Easterly line of Lots 31,32 and 33 of said NORTHAVEN GARDENS-FIRST PLAT, a distance of 292.60 feet to the Southeasterly corner of said Lot 33; thence South 27 degrees, 04 minutes, 01 seconds West along the Southeasterly line of Lots 34 and 35 of said NORTHAVEN GARDENS-FIRST PLAT, a distance of 314.35 feet to the most Southerly corner of said Lot 35; thence South 72 degrees, 06 minutes, 25 seconds West along the Southerly line of Lots 36 and 37 of said NORTHAVEN GARDENS-FIRST PLAT, a distance of 149.06 feet to an angle point in the Southerly line of said Lot 37; thence South 0 degrees, 30 minutes, 07 seconds West along the Westerly line of Lots 94,95,96 and 98, NORTHAVEN GARDENS-SECOND PLAT, a subdivision of land in the City of Gladstone, Clay County, Missouri, a distance of 425.50 feet to the Southwesterly corner of said Lot 94; thence South 89 degrees, 10 minutes, 54 seconds East along the Southerly line of said Lot 94, a distance of 247.50 feet to the Southeasterly corner of said Lot 94, said point being the Point of Beginning of the tract of land herein to be described; thence South 83 degrees, 32 minutes, 06 seconds East along the Southerly line of Lots 88,89,90,91 and 93 of said NORTHAVEN GARDENS-SECOND PLAT, a distance of 586.18 feet to the Southeasterly corner of said Lot 88; thence South 85 degrees, 19 minutes, 30 seconds East along the Southerly line of Lot 87 of said NORTHAVEN GARDENS-SECOND PLAT, and the Westerly prolongation of said Southerly line, a distance of 157.61 feet to an angle point in the Southerly line of said Lot 87; thence North 70 degrees, 27 minutes, 46 seconds East along the Southerly line of Lots 85,86 and 87 of said NORTHAVEN GARDENS - SECOND PLAT, a distance of 227.08 feet to the Southeasterly corner of said Lot 85; thence South 89 degrees, 12 minutes, 02 seconds East along the Southerly line of Lots 83,83 and 84 of said NORTHAVEN GARDENS SECOND PLAT, a distance of 315.30 feet to the Southeast corner of said Lot 83; thence South 0 degrees, 47 minutes, 58 seconds West along the East line of the Northwest Quarter of said Section 19, a distance of 403.31 feet; thence North 89 degrees, 28 minutes, 14 seconds West, a distance of 1267.59 feet; thence North 0 degrees, 30 minutes, 07 seconds East and parallel with the West line of the Northwest Quarter of said Section 19, a distance of 358.00 feet to the Point of Beginning.

The above described tract of land contains 10.88 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 as shown on the accompanying plat and shall hereafter be known as "NORTHAVEN GARDENS - THIRD 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 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.

IN TESTIMONY WHEREOF: North Haven East, Inc., has caused these presents to be signed by its President and its corporate seal to be affixed this 31st day of July, 1989.

NORTH HAVEN EAST, INC.

President, Sam Rose

Secretary, Thelma Rose

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 31st day of July, 1989, before me appeared Sam Rose, to me personally known, who by me duly sworn did say that he is President of North Haven East, 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 that said Sam Rose 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: 5-18-1992

Notary Public

CITY PLAN COMMISSION

Recommend: _____

Approved: 12-21-89

Chairman, Brian Hall

CITY COUNCIL

Recommend: _____

Approved: 1/8/90

Ordinance No. 0-752

Mayor, Gary Whitten

City Clerk, Marilyn F. Arnold

12/14/89 Final Plat #24

G 45822
DEC 11 1989
CLAY COUNTY
RECORDER OF DEEDS
1989 DEC 11 PM 2 005
By Linda Edwards
Deputy