Clay County, Missouri
Land Survey Document
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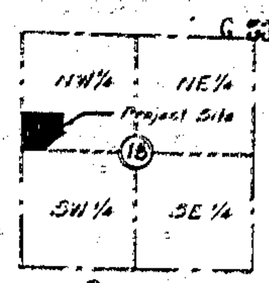
MAPLE PARK PLACE 1ST PLAT

GLADSTONE, CLAY COUNTY, MISSOURI



SECTION LOCATION
Sec. 18, Twp. 51, Rng. 32

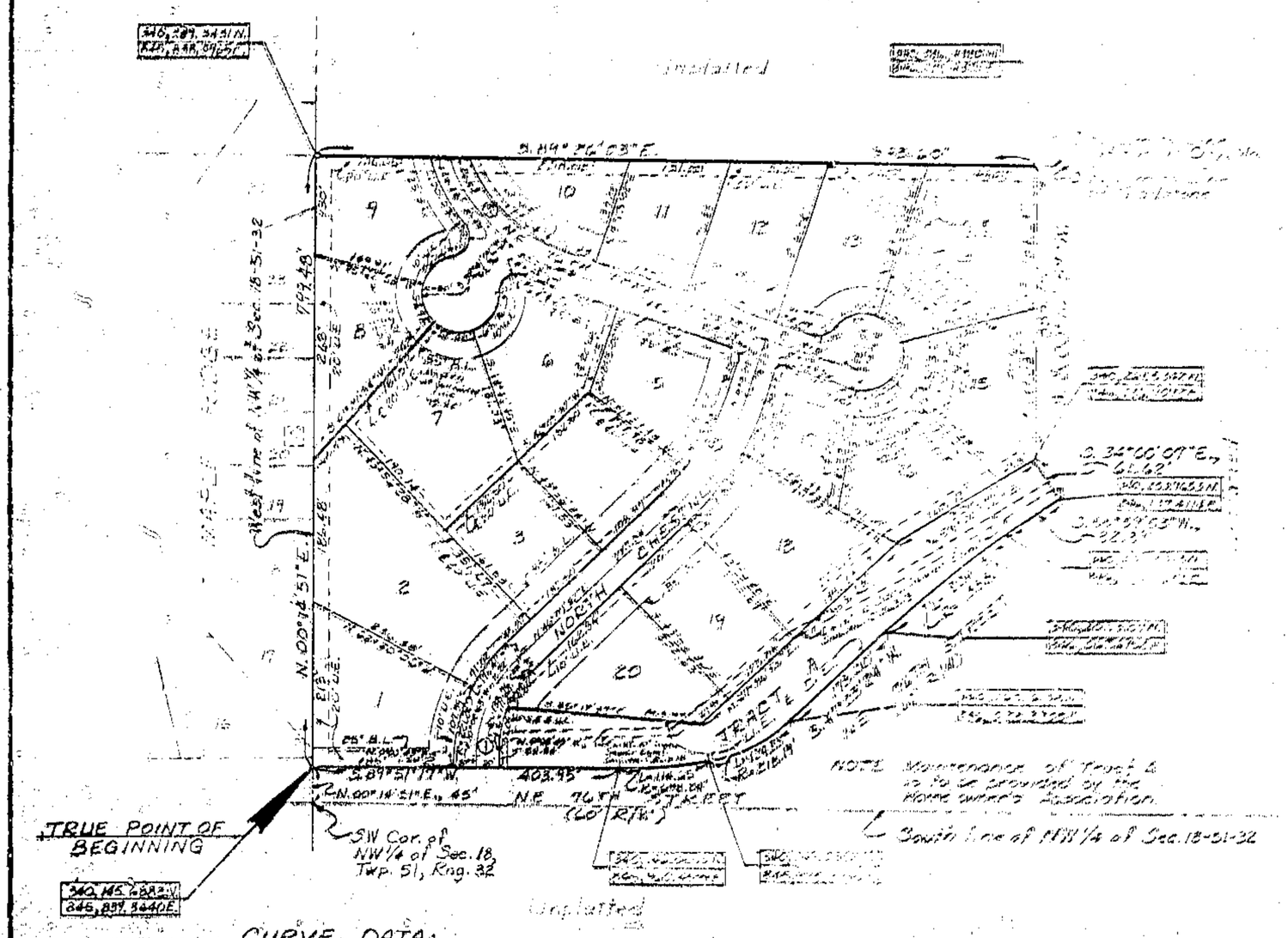
TRAVERSE TABLE

Starting at Monument CL-18 (838,866.800N and 848,816.675E); N. 2°22'02" E., 1800.00' to Point 1 (CL-13-A); S. 87°37'54" E., 983.67' to Point 2; S. 89°44'06" E., 1162.49' to Point 3; N. 86°58'22" E., 435.47' to Point 4; N. 56°44'01" E., 1349.16' to Point 5; N. 0°43'07" E., 1667.82' to Point 6; N. 89°49'47" E., 1244.46' to Point 7; S. 83°42'12" E., 664.26' to Point 8; N. 46°05'51" E., 172.36' to Point 9 (said Point also being the Southwest corner of this Plat) (Distances are ground distances and in feet).

LEGEND:
- "●" Set Permanent Monument
- "■" Set Semi-Permanent Monument
- "□" Find Semi-Permanent Monument

NOTE: All bearings and coordinates shown on this Plat are based on the Missouri State Plane grid system, using a combined grid factor of 0.9999.

Scale: 1" = 100'
0' 50' 100' 200'



CURVE DATA:

① ℄ R = 179.999'
L = 145.154'
T = 76.784'
Δ = 46°12'15"

② ℄ R = 363.56'
L = 176.453'
T = 90.20'
Δ = 27°48'30"

③ ℄ R = 225.00'
L = 209.575'
T = 113.082'
Δ = 53°22'04"

Description: A subdivision of all that part of the Northwest Quarter of Section 18, Township 51, Range 32, in Gladstone, Clay County, Missouri, described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 18; thence North 00°14'51" East along the West line of said Northwest Quarter of Section 18, 45 feet to the true Point of Beginning; thence continuing North 00°14'51" East along said West line, 799.48 feet; thence South 89°26'03" East parallel to the South line of the Northwest Quarter of said Section 18, 948.60 feet; thence South 00°16'59" West, 39.75 feet; thence South 34°00'07" East, 61.62 feet to a point on the North right-of-way line of NE 76th Street, as now established; thence along the North right-of-way line of NE 76th Street the following six courses: South 55°54'53" West, 32.89 feet to the P.C. of a curve; thence Southwesterly along said curve to the left, having a radius of 1358.71 feet, an arc distance of 204.13 feet to the P.T. of said curve; South 47°23'24" West, 173.00 feet to the P.C. of a curve; thence Southwesterly along said curve to the right, having a radius of 218.19 feet, an arc distance of 126.83 feet to the P.C.C. of a curve to the right, having a radius of 678.24 feet, an arc distance of 114.65 feet to the P.T. of said curve; South 89°51'17" West, 403.95 feet to the Point of Beginning; containing 15.7 Acres, more or less.

Dedication: The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as MAPLE PARK PLACE 1ST PLAT.

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, drainage improvements, poles and wires; or all or any of them over, under and along strips marked "Utility Easement" or "U.E.", "Drainage and Utility Easement" or "D.E. & U.E.", or "Sewer Easement" or "S.E."

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 the accompanying plat and no building or portion thereof shall be built between this line and the street line.

In Testimony Whereof: WILDBERRY DEVELOPMENT INC. has caused these presents to be signed by its President and its seal to be affixed this ___ day of _____, 1989.

WILDBERRY DEVELOPMENT INC.

By: Daniel T. Robards
President: Daniel T. Robards

Attest: Ronald O. Baldwin
Secretary: Ronald O. Baldwin

STATE OF MISSOURI }
COUNTY OF CLAY } ss.

On this 11th day of October, 1989, before me appeared Daniel T. Robards, to me personally known, who being by me duly sworn did say that he is the President of WILDBERRY DEVELOPMENT INC. and that the seal affixed to this instrument is the seal of said Corporation and that said instrument was signed in behalf of said Corporation by authority of its governing body and that said Daniel T. Robards acknowledged said instrument to be the free act and deed of said Corporation, and he duly acknowledges the execution of the same.

In Witness Thereof: I have hereunto set my hand and affixed my Notarial Seal in my office in said County and State the day and year last written above.

My Commission Expires: May 14, 1993

Notary Public:

City Plan Commission
Received: ___
Approved: 10-2-89
Chairman: Donald E. Hathaway Jr.

City Council
Received: ___
Approved: 10-23-89
Ordinance No.: 2-862
Mayor: C. Milton Wallace
City Clerk: Marilyn Arnold

Surveyor's Certification: I hereby certify that the plat of MAPLE PARK PLACE 1ST 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 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.

Date: Oct. 11, 1989

SEE BOOK 1989 1914 1979 1972 PAGE 489 57 37 32

4/25/91 9:11 AM
Title-Plat

HANDS • FARROW • WEISKIRCH
ENGINEERS
10106 EAST 23rD STREET
INDEPENDENCE, MISSOURI
(816) [illegible]

By: E. Dori Weiskirch, P.E., R.L.S. No. [illegible]