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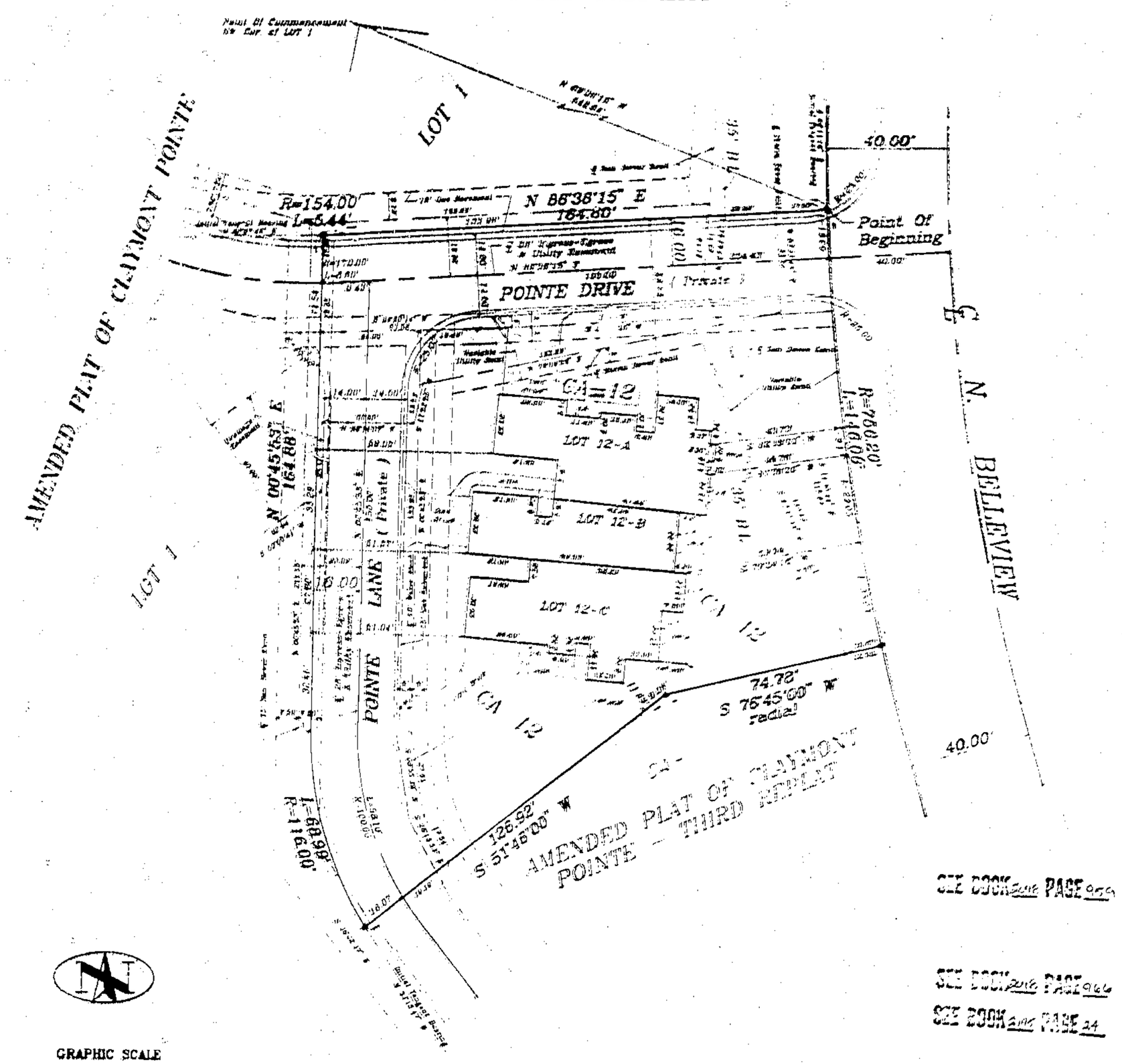
Clay County, Missouri
Land Survey Document

G 35602

AMENDED PLAT OF CLAYMONT POINTE FOURTH REPLAT



CITY PLAN COMMISSION
RECEIVED: 5-6-91
APPROVED: 5-6-91
CHAIRMAN
ARTHUR M. HAMMER

CITY COUNCIL
RECEIVED:
APPROVED:
MAYOR
ANITA L. MERRIAM

ORDINANCE NO.
CITY CLERK
MARILYN F. ARNEFELD

Robert L. Buford • Land Surveyors
7211 N. W. 63RD ST. • SUITE 190 • KANSAS CITY, MO. 64152 • (816) 741-6152

LEGAL DESCRIPTION:

CONTAINING 32,542 SQ. FT. OR 0.7471 ACRES

COMMENCING AT THE SW CORNER OF LOT 1, AMENDED PLAT OF CLAYMONT POINTE, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI; THENCE S 88°-38'-15" E, 542.54 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH BELLEVIEW, 16.00 FEET NORTHERLY FROM THE CENTERLINE OF A 28.00 FEET INGRESS-EGRESS EASEMENT (POINTE DRIVE, PRIVATE); THENCE SOUTHERLY, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORTH BELLEVIEW, ON A CURVE TO THE LEFT HAVING A RADIUS OF 784.20 FEET AND AN INITIAL TANGENT BEARING OF S 2°-11'-08" E, AN ARC DISTANCE OF 146.08 FEET; THENCE S 76°-48'-00" W, ALONG THE NORTHERLY LINE OF LOT CA-11, AMENDED PLAT OF CLAYMONT POINTE - THIRD REPLAT, 74.78 FEET; THENCE S 51°-46'-00" W, CONTINUING ALONG SAID LINE, 126.92 FEET; THENCE NORTHERLY , PARALLEL WITH AND 16.00 FEET WEST OF THE CENTERLINE OF A 28.00 FOOT INGRESS-EGRESS EASEMENT, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 116.00 FEET AND AN INITIAL TANGENT BEARING OF N 33°-18'-47" W, AN ARC DISTANCE OF 48.99 FEET; THENCE N 0°-45'-55" E, CONTINUING ALONG SAID PARALLEL LINE, 164.88 FEET; THENCE EASTERLY, PARALLEL WITH AND 16.00 FEET NORTH OF THE CENTERLINE OF A 28.00 FOOT INGRESS-EGRESS EASEMENT, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 154.00 FEET AND AN INITIAL TANGENT BEARING OF N 88°-37'-48" E, AN ARC DISTANCE OF 5.44 FEET; THENCE N 88°-38'-15" E, CONTINUING ALONG SAID PARALLEL LINE, 164.80 FEET TO THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SHALL BE HEREAFTER BE KNOWN AS:

AMENDED PLAT OF CLAYMONT POINTE - FOURTH REPLAT

CONVEYANCES:

IT SHALL BE SUFFICIENT DESCRIPTION OF THE TRACTS ON THIS PLAT TO HEREAFTER DESIGNATE THE SAME BY THE NUMBER APPEARING NEAR THE CENTER OF THE TRACT ON THE ACCOMPANYING PLAT, FOLLOWED BY THE SUBDIVISION NAME: AMENDED PLAT OF CLAYMONT POINTE - FOURTH REPLAT.

COMMON AREA:

TRACT CA-12 IS COMMON AREA THAT INCLUDES PRIVATE STREETS SHOWN HEREON AND ALL OF THE LAND OUTSIDE THE CONFINES OF LOTS 12-A, 12-B, AND 12-C, WHICH ARE THE LOT NUMBERS OCCUPIED BY EXISTING BUILDING.

IN TESTIMONY WHEREOF:

NELSON, WALKS DEV. CO. (FORMERLY KNOWN AS NELSON, WALKS, WALKER DEV. CO.) A MISSOURI CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 14 DAY OF MAY, 1991.

NELSON, WALKS DEV. CO.

JERRY D. NELSON — PRESIDENT

BUFORD WALKS — SECRETARY

NOTARY CERTIFICATION:

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 19___, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED JERRY D. NELSON AND BUFORD WALKS, TO ME AS PERSONALLY KNOWN, WHO BEING DULY SWORN BY ME, DID SAY THAT THEY ARE PRESIDENT AND SECRETARY, RESPECTIVELY, OF NELSON, WALKS DEV. CO., AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID JERRY D. NELSON AND BUFORD WALKS 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 ON THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 1-31-92

Barbara A. Sullivan
NOTARY PUBLIC

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATIONS UNLESS INDICATED OTHERWISE ON THIS DRAWING:
   SEMI-PERMANENT MONUMENTATION:
   1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-1449" SET AT BOUNDARY CORNERS MARKED " ● ".
   PERMANENT MONUMENTATION:
   5/8" IRON BAR WITH ALUMINUM CAP STAMPED "R.L. BUFORD LS-1449" SET AT BOUNDARY CORNERS MARKED " ▲ ".

2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN "O" OR " △ ", IF NOT TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE PLATTED BEARINGS OF AMENDED PLAT OF CLAYMONT POINTE.

4. THE LOCATION OF STRUCTURES, IF ANY, ARE AT RIGHT ANGLES (90°) TO THE PROPERTY LINES.

5. THE BOUNDARY LINE OF LOTS 12-A, 12-B, AND 12-C IS ALONG THE EXTERIOR FACE OF THE FOUNDATION WALLS OR CENTERLINE OF THE PARTY WALLS. NO PROVISION IS MADE HEREON FOR FOOTINGS, GABLES OR SOFITS, BLOCKS, OR OTHER PORTIONS OF SAID BUILDINGS THAT EXTEND INTO THE COMMON AREA.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ERWIN W. OAND, MLS-1449