Clay County, Missouri
Land Survey Document

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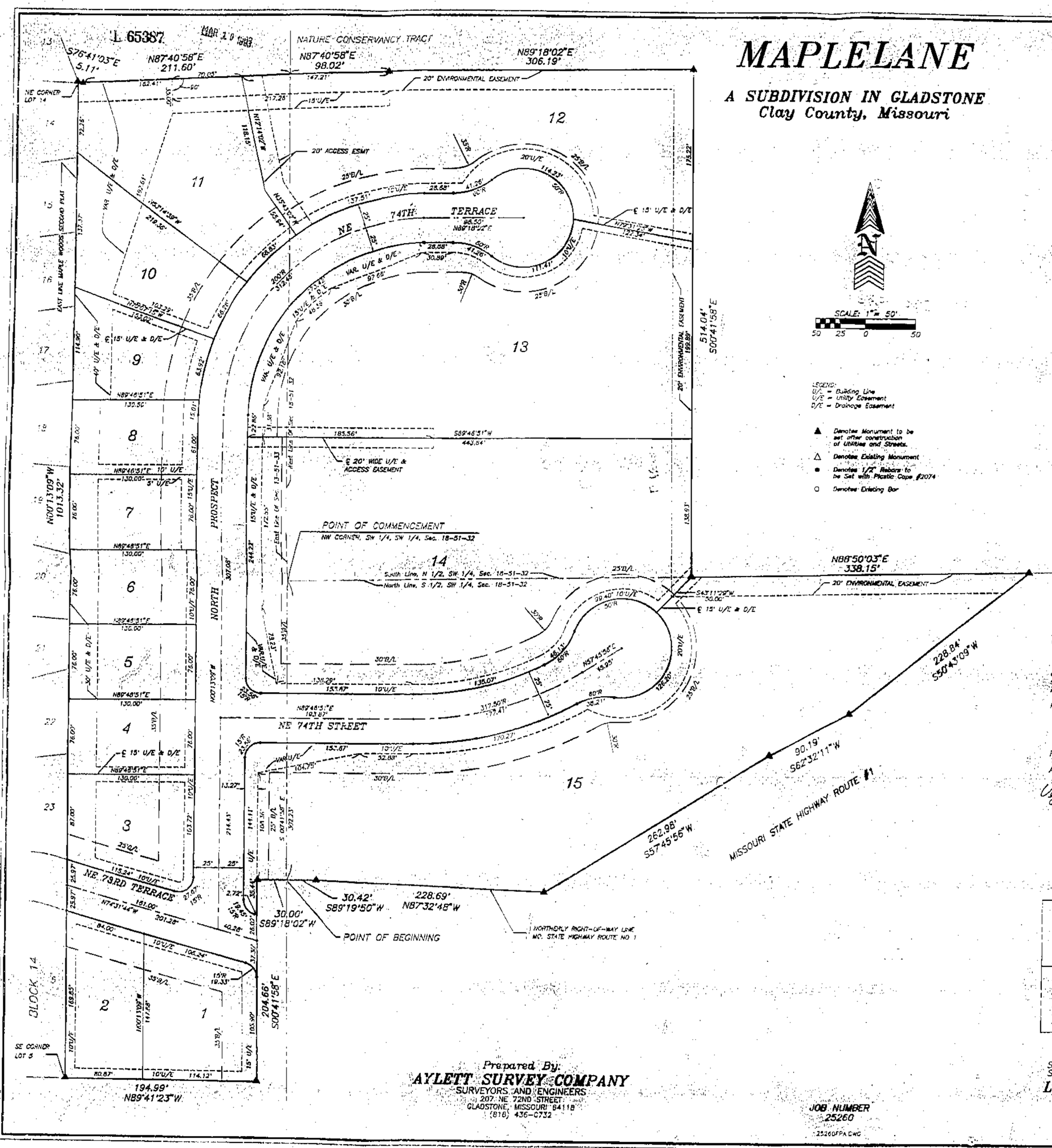
L 65387

MAR 2 0 1993

MAPLELANE

A SUBDIVISION IN GLADSTONE
Clay County, Missouri



STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
93 MR 19 A D 09
RECORDER OF DEEDS
MARY F. MOBERLY
RECORDER OF DEEDS
By Mary Moberly Deputy

DESCRIPTION: A tract of land in the Southeast Quarter of Section 13 Township 51, Range 33, and the Southwest Quarter of Section 18, Township 51, Range 32, Gladstone, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 18; thence South 0 Degrees 41 Minutes 58 Seconds East, along the West line of the Southwest Quarter of said Section 18, 302.23 feet to a point on the Northerly Right-of-Way line of Missouri State Highway Route 1, as now established, said point being the True point of Beginning of the tract to be herein described; thence South 89 Degrees 18 Minutes 02 Seconds West along said Right-of-Way line, 30.00 feet; thence South 0 Degrees 41 Minutes 58 Seconds East, along said Right-of-Way line, 204.66 feet; thence North 89 Degrees 41 Minutes 23 Seconds West, 194.99 feet to the Southeast corner of Lot 3, Block 14, MAPLE WOODS 2ND PLAT, a subdivision of land in the City of Gladstone, Clay County, Missouri, according to the recorded plat thereof; thence North 0 Degrees 13 Minutes 09 Seconds West, along the East line of said MAPLE WOODS 2ND PLAT, 1013.32 feet to the Northeast corner of Lot 14, Block 14, said MAPLE WOODS 2ND PLAT; thence South 76 Degrees 41 Minutes 03 Seconds East, 5.11 feet; thence North 87 Degrees 40 Minutes 58 Seconds East, 211.60 feet to a point on the West line of the Southwest Quarter of said Section 18; thence continuing North 87 Degrees 40 Minutes 58 Seconds East, 98.02 feet; thence North 89 Degrees 18 Minutes 02 Seconds East, 306.19 feet; thence South 0 Degrees 41 Minutes 58 Seconds East, 514.04 feet to a point on the North line of the Southwest Quarter of the Southwest Quarter of said Section 18; thence North 88 Degrees 50 Minutes 03 Seconds East along said North line, 338.15 feet to a point on the Northwesterly Right-of-Way line of the aforementioned Route 1; thence South 50 Degrees 43 Minutes 09 Seconds West, along said Right-of-Way line, 228.84 feet; thence South 62 Degrees 32 Minutes 11 Seconds West, along said Right-of-Way line, 90.19 feet; thence South 57 Degrees 45 Minutes 56 Seconds West, along said Right-of-Way line, 262.98 feet; thence North 87 Degrees 32 Minutes 48 Seconds West, along said Right-of-Way line, 228.69 feet; thence South 89 Degrees 19 Minutes 50 Seconds West, along said Right-of-Way line, 30.42 feet to the True Point of Beginning. Said tract of land contains 13.50 Acres more or less.

DEDICATION: The undersigned proprietors of the hereon described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat and shall hereafter be known as "MAPLELANE".

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.

ENVIRONMENT EASEMENTS – Environmental easements are for the purpose of preserving the land in a generally natural state, and are shown on this plat.

The property owner of the lot on which the easement is platted shall be responsible for the maintenance of such easement and may sod, seed, cut grass and weeds, trim trees, and remove dead trees. Such property owner may not excavate, remove trees of over three inches (3") in diameter, place any structures or other articles upon, or cause any damage to the property which would otherwise disturb the general state of the environment within the easement, as developed. Fences may be erected only along property lines, and in accordance with City Codes.

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: MITCON INC., a Missouri Corporation, has by the authority of its Board of Directors caused this instrument to be executed by its President and its corporate seal to be hereto affixed by its Secretary this 8th day of March, 1993.

MITCON INC.

Larry R. Mitchell, President

Jody M. Mitchell, Secretary

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

On this 8th day of March, 1993, before me appeared Larry R. Mitchell to me personally known, who being by me duly sworn did say that he is President of MITCON INC., and that the seal affixed to this instrument is the corporate seal of said MITCON INC., and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Larry R. Mitchell acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires March 27, 1996

NOTARY PUBLIC

CITY PLAN COMMISSION

Received:

Approved: 2-1-93

Chairman: Vincent S. Saladino

CITY COUNCIL

Received:

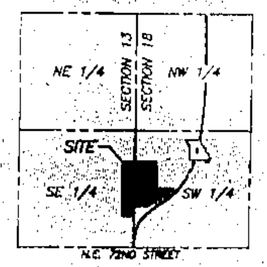
Approved: 2-8-93

Ordinance NO.: 9155

Mayor: Bill Reynolds

City Clerk: Marilyn J. Arnold

CITY OF GLADSTONE CORPORATE SEAL MISSOURI



SW 1/4 Sec. 18-51-32
SE 1/4 Sec. 13-51-33

Location Map
NOT TO SCALE

4/14/93 gm
Cabinet D

I hereby certify that the plat of MAPLELANE 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: 3-8-93

SAM A. AYLETT LS-

STATE OF MISSOURI SAM A. AYLETT NUMBER 2074 LICENSED LAND SURVEYOR

Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732

JOB NUMBER
25260
25260FPA.DWG