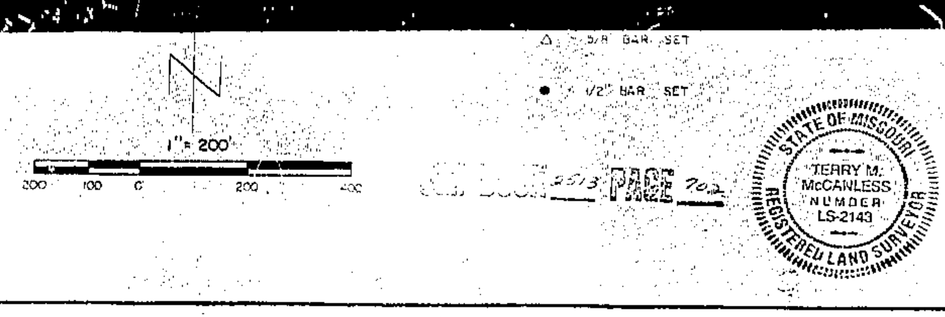
Clay County, Missouri
Land Survey Document



5. Survey Classification is "C".
6. Record References: Book 2455 Page 443.
7. Mutual Driveway Easement on Lots 5 and 6.
8. Please be advised that an agreement has been recorded with this plat regarding the developer's responsibility to financial assist with improvements to existing County roadways. Interested parties are advised to contact the developer or the Clay County Planning and Zoning Department for further information.
9. Lot 3 shall have no vehicular access from Highway 92 and the driveway on said Lot 3 shall be in accordance with Clay County Highway Department.

11-3-95

M&M LAND SURVEYING SERVICES, INC.
P.O. Box 83, Richmond, MO 64085
816/776-6244

WADE SHANKS
KEARNEY, MO.

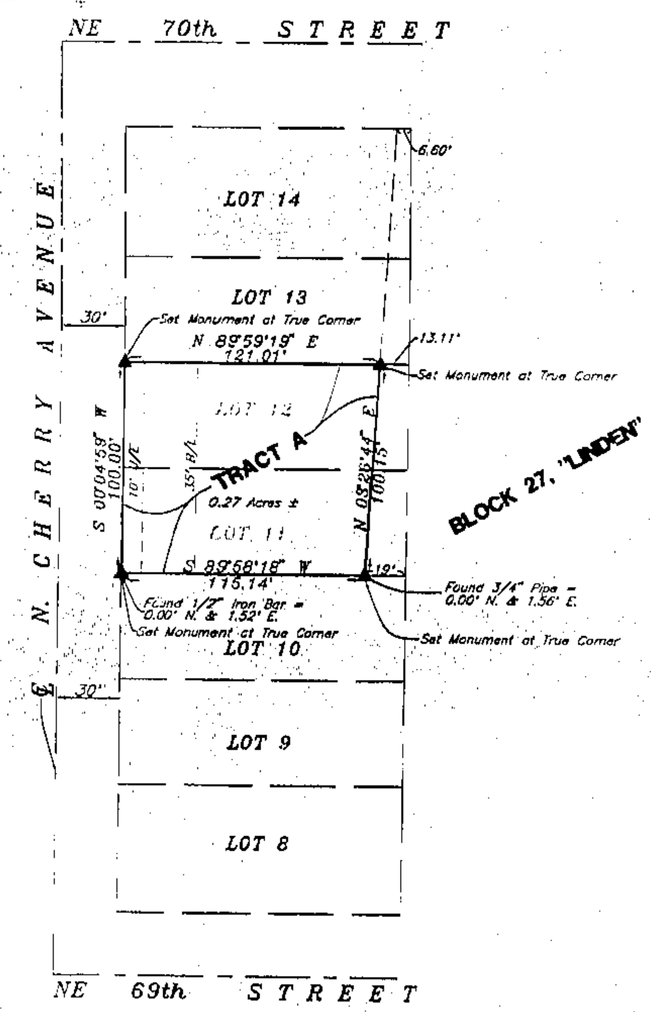
9-22-1995	95-158	1" = 200'	RE	95-4679

JAN 24 1996 M 84262

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS INSTR. REC'D
96 JA 24 A 10 01 5
MARY E. MOBERLY
RECORDER OF DEEDS
by Mary Emery Deputy

REPLAT OF PART OF LOTS 11 AND 12, BLOCK 27, LINDEN

A SUBDIVISION IN GLADSTONE
Clay County, Missouri



LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement

△ Denotes Existing Monument
▲ Denotes Monument to be set after construction of Utilities and Streets.
● Denotes 1/2" Rebars to be Set with Plastic Caps #2074
○ Denotes Existing Bar

NOTE:
Bearing System shown hereon is based on the the East line N. Cherry Avenue having an assumed bearing of S00 degrees 04 minutes 59" West

SCALE: 1" = 50'
50 25 0 50

Description:

Tract A:
Lots eleven (11) and twelve (12), Block 27, LINDEN, a subdivision of land in Clay County, Missouri, according to the recorded plat thereof, Except all of that part of Lots 11 and 12, Block 27, LINDEN, a subdivision in the City of Gladstone, Clay County, Missouri lying East of a line drawn from a point 6.6 feet West of the Northeast corner of Lot 14 Block 27, LINDEN to a point 19 feet West of the Southeast corner of Lot 11, Block 27 in said addition.

DEDICATION: The undersigned proprietors of the hereon described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat and shall hereafter be known as "REPLAT OF PART OF LOTS 11 AND 12, LINDEN.

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: Image Builders, 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 _____ day of _____, 1996.

IMAGE BUILDERS, INC.,

Dean R. Chester, President

Dean R. Chester, Secretary

"NOTARY SEAL"
Sandra M. Poulliot, Notary Public
Clay County, State of Missouri
My Commission Expires 6/12/99

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

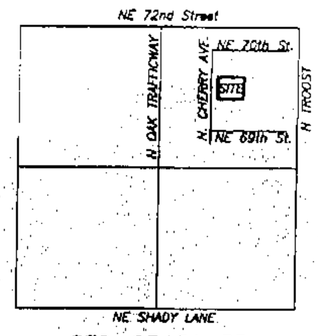
On this 10 day of January, 1996, before me appeared Dean R. Chester to me personally known who being by me duly sworn did say that he is President of IMAGE BUILDERS INC. and that the seal affixed to this instrument is the corporate seal of said IMAGE BUILDERS, INC. and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Dean R. Chester acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: 6-21-99

NOTARY PUBLIC

CITY PLAN COMMISSION
Received: _____
Approved: 12-11-95
Chairman: Carol Rudi

CITY COUNCIL
Received: _____
Approved: 12-18-95
Ordinance NO.: 3-183
Mayor: Anita Newsom
City Clerk: Marilyn F. Ahrefeld



SEC. 23-51-33

Location Map

I hereby certify that the plat of REPLAT OF PART OF LOTS 11 AND 12, BLOCK 27, LINDEN 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, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the plotting of subdivisions to the best of my professional knowledge and belief.

DATE: 1-4-96

SAM A. AYLETT, LS-2074

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

Job No. 30062

3/15/96 Corrected (Clerk)

Prepared For:
IMAGE BUILDERS, INC.
10600 N. Woodland
Kansas City, Missouri 64155

Date: 01-02-96

30062FPA.DWG

http://www.ClayCoGov.com