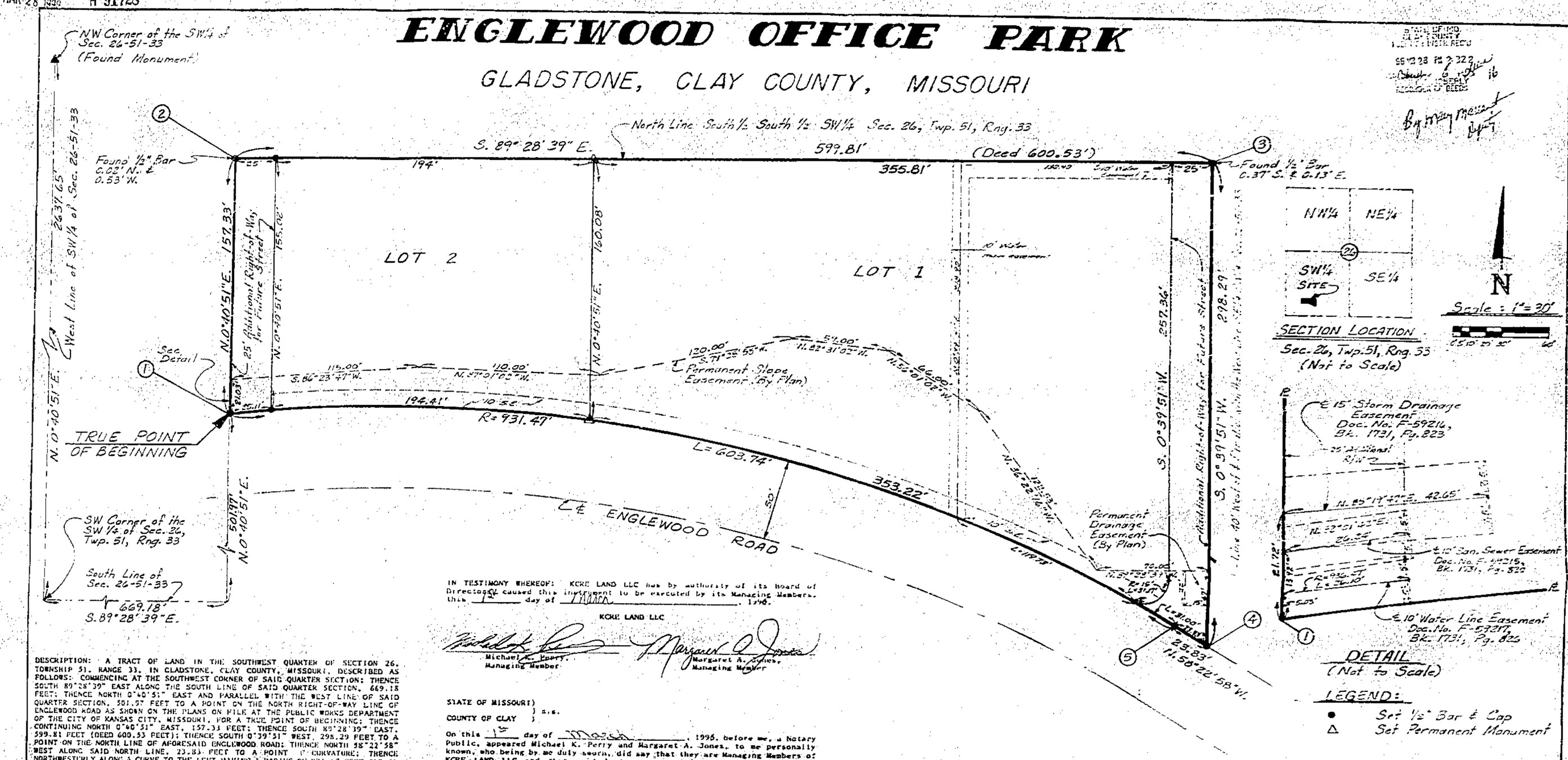
Clay County, Missouri
Land Survey Document

MAR 28 1996 H 91728

ENGLEWOOD OFFICE PARK

GLADSTONE, CLAY COUNTY, MISSOURI



DESCRIPTION: A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 51, RANGE 33, IN GLADSTONE, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89°28'39" EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 669.18 FEET; THENCE NORTH 0°40'51" EAST AND PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, 501.97 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ENGLEWOOD ROAD AS SHOWN ON THE PLANS ON FILE AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF KANSAS CITY, MISSOURI, FOR A TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°40'51" EAST, 157.33 FEET; THENCE SOUTH 89°28'39" EAST, 599.81 FEET (DEED 600.53 FEET); THENCE SOUTH 0°39'51" WEST, 278.29 FEET TO A POINT ON THE NORTH LINE OF AFORESAID ENGLEWOOD ROAD; THENCE NORTH 58°22'58" WEST ALONG SAID NORTH LINE, 23.83 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 931.47 FEET AND AN ARC LENGTH OF 603.74 FEET TO THE POINT OF BEGINNING; CONTAINING 115,120.5 SQUARE FEET OR 2.64 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 "ENGLEWOOD OFFICE PARK."

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 the 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: KCRE LAND LLC has by authority of its Board of Directors caused this instrument to be executed by its Managing Members, this 12 day of March, 1996.

KCRE LAND LLC

Michael K. Perry, Managing Member

Margaret A. Jones, Managing Member

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

On this 12 day of March, 1996, before me, a Notary Public, appeared Michael K. Perry and Margaret A. Jones, to me personally known, who being by me duly sworn, did say that they are Managing Members of KCRE LAND LLC and that said instrument was signed in behalf of said Corporation by the authority of its governing body and that they acknowledged said instrument to be the free act and deed of said Corporation, and they duly acknowledge the execution of the same.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in said County and State above mentioned the day and year last above written.

My Commission Expires: August 13, 1996

Pamela J. Weaver
Notary Public

PAMELA J. WEAVER
Notary Public-State of Missouri
Commissioned in Clay County
My Commission Expires Aug. 13, 1996

CITY PLAN COMMISSION	CITY COUNCIL
Received:	Received:
Approved: 1-15-96	Approved: 1-22-96
Chairman: Carol Rudi	Ordinance No.: 3.4828
	Mayor: Anita Gerson
	City Clerk: Marilyn Arnfeld

STATE PLANE COORDINATES

PT#	NORTHING	EASTING
1	336,329.419	842,801.512
2	336,377.365	842,802.081
3	336,375.697	842,946.578
4	336,284.794	842,983.824
5	336,288.601	842,977.640

TRAVERSE TABLE
(Grid Distances)

Starting at Monument CL-1A (337,008.152 m.N., 842,215.410 m.E.) with an initial backsight (South 88°55'11" West) to CL-1AA, thence South 83°25'50" East, 383.868 meters; thence South 0°10'20" East, 560.217 meters; thence South 0°40'56" West, 225.737 meters; thence South 89°28'39" East, 209.586 meters; thence North 0°40'51" East, 152.985 meters to the Southwest Corner of this Plat, being also the True Point of Beginning of this Plat.

NOTE: The bearings and coordinates shown hereon are based on the Missouri State Plane Coordinate System (1983 and as amended), West Zone and using a combined grid factor of 0.9999027. The coordinates are listed in meters.

CERTIFICATION: I hereby certify that the plat of ENGLEWOOD OFFICE PARK subdivision is based on an actual survey made by me or under my direct supervision and that said survey is in accordance with the Current Minimum Standards for an Urban Property Boundary Survey as adopted 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 platting of subdivisions to the best of my professional knowledge and belief.

James M. Farrow LS-1858

HANDS • FARROW • WEISKIRCH ENGINEERS
200½ NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5000

ENGLEWOOD OFFICE PARK
GLADSTONE, CLAY COUNTY, MISSOURI

Job No.	1841
Scale:	Noted
Date:	6-7-95
Drawn:	CDF/JMF
Chkd:	JMF 10/31
Approved:	
Revisions:	10-3-95, 10-31-95, 12-20-95, 1-18-96
Sheet No.	1 of 1

http://www.ClayCoGov.com