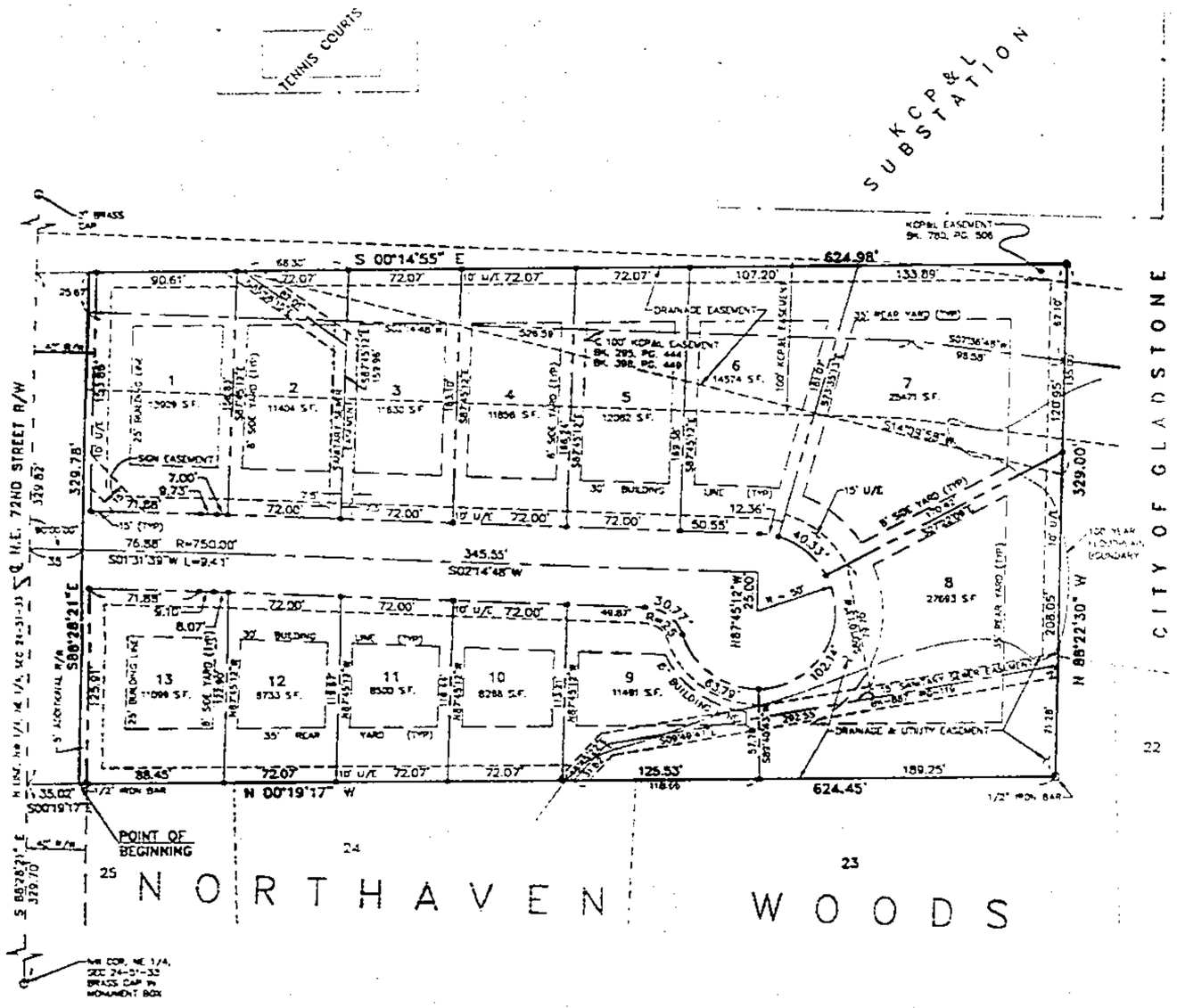
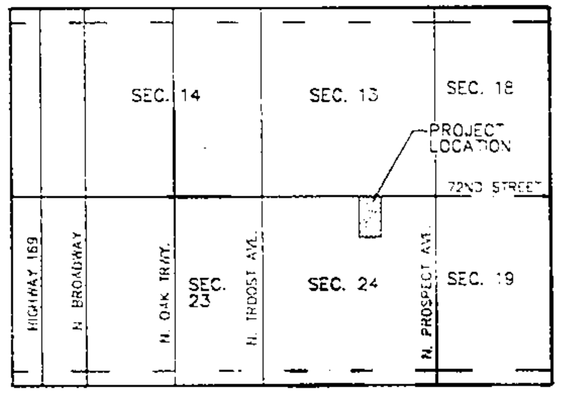
Clay County, Missouri
Land Survey Document

FINAL PLAT OF:
" DEER PARK "

SEC 24-51-33, GLADSTONE, CLAY COUNTY, MISSOURI





VICINITY MAP
NOT TO SCALE

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE HEREON DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANOR AS SHOWN ON THE ACCOMPANYING PLAT AND SHALL HEREAFTER BE KNOWN AS "DEER PARK".

EASEMENTS:

SANITARY SEWER EASEMENTS PREVIOUSLY DEDICATED ACROSS THIS PROPERTY ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON.
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: AFFORDABLE HOMES, 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 22 DAY OF August 1996.

ART HAMMEN, PRESIDENT

STATE OF MISSOURI
COUNTY OF CLAY } S.S.

ON THIS 22 DAY OF August 1996, BEFORE ME APPEARED ART HAMMEN TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS PRESIDENT OF AFFORDABLE HOMES, INC. AND THAT THE SEAL AFFIXED TO THIS INSTRUMENT IS THE CORPORATE SEAL OF SAID AFFORDABLE HOMES, INC. AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID ART HAMMEN ACKNOWLEDGES SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION

MY COMMISSION EXPIRES: Jan 27 1997

NOTARY PUBLIC
MARY M. WALDEN
Notary Public - Notary Seal
STATE OF MISSOURI
CLAY COUNTY
My Appointment Expires Jan. 27, 1997

DESCRIPTION:

ALL THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 24, TOWNSHIP 51, RANGE 33, IN THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI, EXCEPT THAT PART DEEDED TO THE CITY OF GLADSTONE BY INSTRUMENT RECORDED IN BOOK 1143, PAGE 768, AND EXCEPT ANY OTHER PART IN ROADWAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH-EAST QUARTER, THENCE S 88°28'21" E, ALONG THE NORTH LINE OF SAID NORTH-EAST QUARTER A DISTANCE OF 329.70 FEET; THENCE S 00°19'17" E A DISTANCE OF 35.02 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE S 88°28'21" E PARALLEL WITH SAID NORTH LINE A DISTANCE OF 329.78 FEET; THENCE S 00°14'55" E A DISTANCE OF 624.98 FEET; THENCE N 88°22'30" W A DISTANCE OF 329.00 FEET; THENCE N 00°19'17" W A DISTANCE OF 624.45 FEET TO THE POINT OF BEGINNING. CONTAINS 205,658 SQUARE FEET OR 4.721 ACRES MORE OR LESS.
END OF DESCRIPTION.

SURVEY REFERENCE:

TITLE COMMITMENT FILE NO.: N0960526
EFFECTIVE DATE: MARCH 18, 1996
SECURITY LAND TITLE COMPANY
791 NORTHEAST RICE ROAD
LEE'S SUMMIT, MISSOURI 64086

BASIS OF BEARING:

ASSUMED S 88°28'21" E, ALONG THE NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC 24-51-33.

PREPARED FOR:

AFFORDABLE HOMES, INC.
7001 N. BENTON COURT
GLADSTONE, MISSOURI 64119

PREPARED BY:

KAW VALLEY ENGINEERING
122 NW PARKWAY
RIVERSIDE, MISSOURI 64150

SURVEYOR'S CERTIFICATE:

I DEREK J. KLINKENBORG, A REGISTERED LAND SURVEYOR IN THE STATE OF MISSOURI, DO HEREBY CERTIFY THAT THE ABOVE SURVEY AND DESCRIPTION ARE IN CONFORMANCE WITH A SURVEY COMPLETED UNDER MY DIRECT SUPERVISION AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE 8/22/96

DEREK J. KLINKENBORG LS-2454

CITY PLAN COMMISSION:
RECEIVED:
APPROVED: 7-15-96
CHAIRMAN: WAYNE BEER

CITY COUNCIL:
RECEIVED:
APPROVED: 7-22-96
ORDINANCE NO.: 8532
MAYOR: FRED TEM
CITY CLERK: MARILYN F. AHNEFELD

CITY OF GLADSTONE CORPORATE SEAL MISSOURI

LEGEND:

O – FOUND MONUMENT
● – 1/2" IRON BAR W/KVE CAP SET
● – 1/2" IRON BAR W/KVE CAP TO BE SET UPON COMPLETION OF PUBLIC IMPROVEMENTS
U/E – UTILITY EASEMENT

1 inch = 50 ft.

FINAL PLAT OF:
"DEER PARK"

KAW VALLEY ENGINEERING
122 N.W. PARKWAY
RIVERSIDE, MISSOURI 64150
(816) 587-0550
FAX 816-587-0556

KAW VALLEY ENGINEERING

P.O. BOX 1386
2304 NORTH JACKSON
JUNCTION CITY, KS 66441
(913) 762-5627
FAX 913-762-5744

PROJ. #	96-11,241
DATE	05-21-96
CAD BY	JDW/DSE
CHECKED BY	DJK
DGN	241PLAT
SHEET	1 OF 1

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