Clay County, Missouri
Land Survey Document

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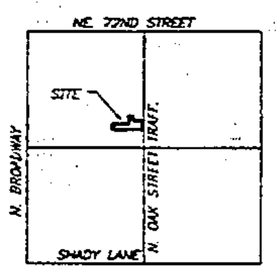
N 13392 SEP 9 1996
N 13392

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

TINGLER PROPERTIES

A SUBDIVISION IN GLADSTONE
Clay County, Missouri



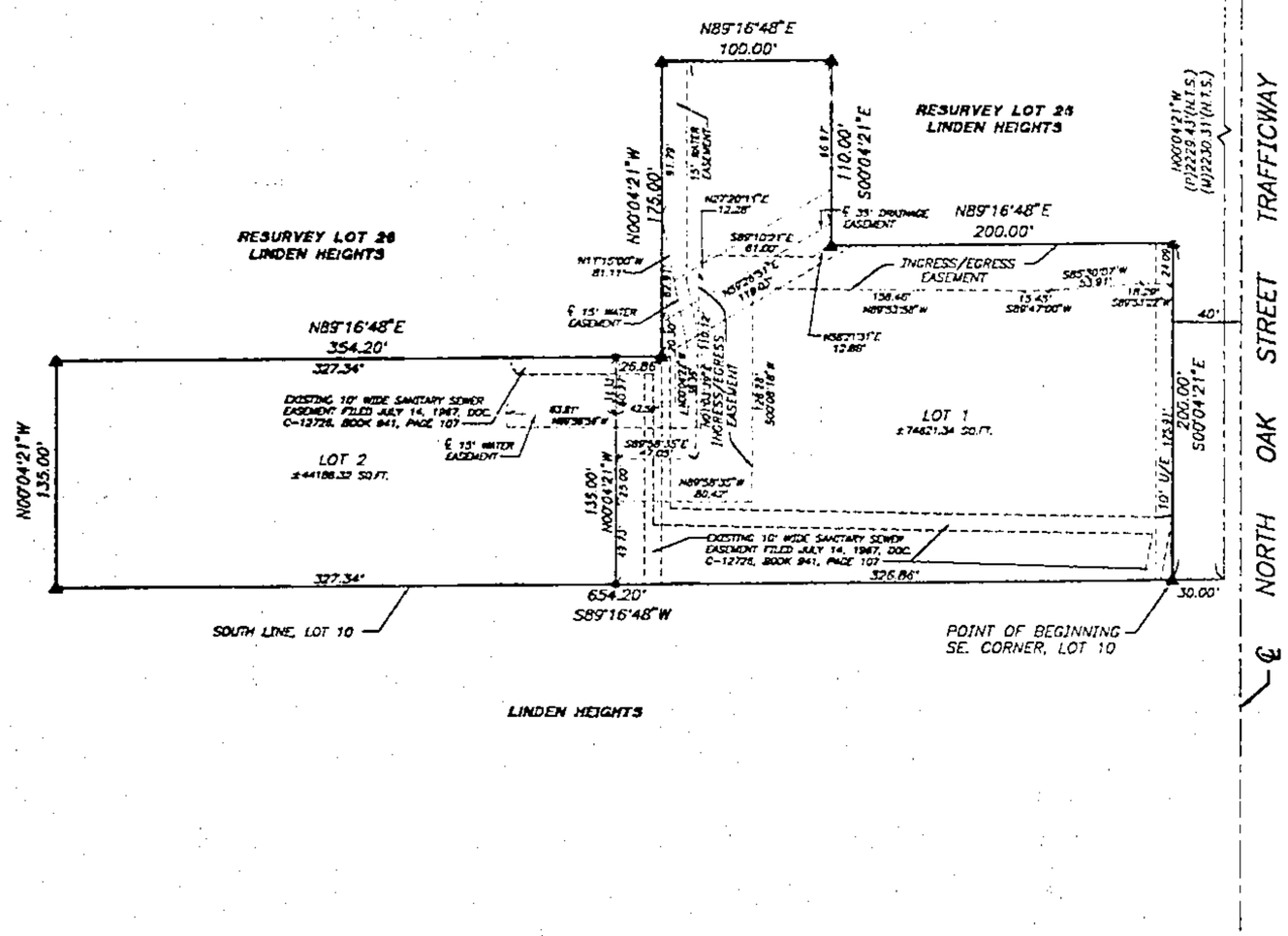
SEC. 23-51-33

Location Map

SCALE: 1" = 50'
50 25 0 50

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



I hereby certify that the plat of TINGLER PROPERTIES 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 platting of subdivisions to the best of my professional knowledge and belief.

DATE: 8-30-96 Scott A. Aylett AYLETT SURVEY COMPANY 1324-96 SA

JOB NUMBER
31100

31100PM

LEGAL DESCRIPTION:
All that part of Lot 10, RESURVEY OF LOT 26, LINDEN HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri described as follows: Beginning at the Southeast corner of said Lot 10; thence South 89 degrees 16 minutes 48 seconds West along the South line of said Lot 10, a distance of 654.20 feet; thence North 00 degrees 04 minutes 21 seconds West and parallel with the East line of the Northwest Quarter of Section 23 Township 51 Range 33, a distance of 135.00 feet; thence North 89 degrees 16 minutes 48 seconds East and parallel with the South line of said Lot 10, a distance of 354.20 feet; thence North 00 degrees 04 minutes 21 seconds West and parallel with the East line of the Northwest Quarter of said Section 23, a distance of 175.00 feet; thence North 89 degrees 16 minutes 48 seconds East and parallel with the South line of said Lot 10, a distance of 100.00 feet; thence South 00 degrees 04 minutes 21 seconds East and parallel with the East line of the Northwest Quarter of said Section 23, a distance of 110.00 feet; thence North 89 degrees 16 minutes 48 seconds East and parallel with the South line of said Lot 10, a distance of 200.00 feet to the West right-of-way line of North Oak Street Trafficway; thence South 00 degrees 04 minutes 21 seconds East along said right-of-way line, a distance of 200.00 feet to the Point of Beginning.
Said tract of land contains 2.73 acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described herein have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "TINGLER PROPERTIES".

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 purposes, water, gas, sewer mains, poles and wires or all and any of them over, under and along areas 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, Garold D. Tingler and Margaret M. Tingler, husband and wife have subscribed their names this 30TH day of Aug, 1996.

Garold D. Tingler
Garold D. Tingler

Margaret M. Tingler
Margaret M. Tingler

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

On this 30TH day of Aug, in the year 1996, before me a Notary Public in and for said State, Personally appeared Garold D. Tingler and Margaret M. Tingler, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires March 27, 2000

Donna J. Aylett
NOTARY PUBLIC

CITY PLAN COMMISSION
Received: _____
Approved: 7-15-96
Chairman: Wayne Dean

CITY COUNCIL
Received: _____
Approved: 7-22-96
Ordinance NO. 3-096
Mayor: Art Hartman
City Clerk: Marilyn Bennefield

CITY OF GLADSTONE CORPORATE SEAL MISSOURI

Prepared For:
GAROLD D. TINGLER
6840 NORTH OAK
GLADSTONE, MO. 64118