Clay County Missouri Land Survey Document

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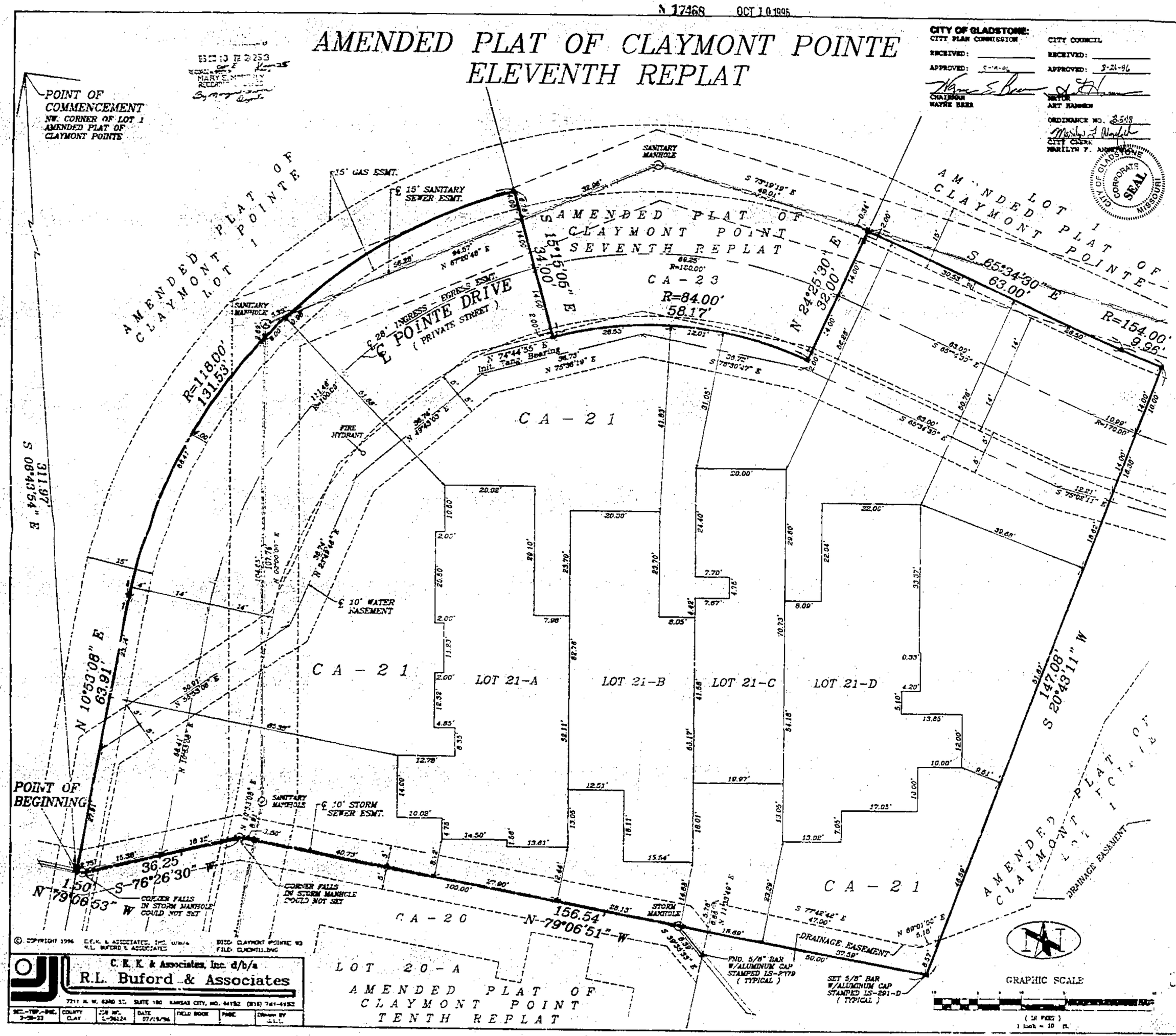
N 17468 OCT 10 1995

AMENDED PLAT OF CLAYMONT POINTE ELEVENTH REPLAT

CITY OF GLADSTONE:

CITY PLAN COMMISSION
RECEIVED: _____
APPROVED: 5-14-96
CHAIRMAN WAYNE BEER

CITY COUNCIL
RECEIVED: _____
APPROVED: 5-21-96
MAYOR ART HANNEN
ORDINANCE NO. 3548
CITY CLERK MARILYN F. ADAMSONE



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DWG CLAYMONT POINTE 93
FILE: CLMCMTL.DWG

C.E.K. & Associates, Inc. d/b/a
R.L. Buford & Associates
7211 N. W. 63RD ST. SUITE 180 KANSAS CITY, MO. 64152 (816) 741-4152

SEC.-TWP.-RNG.	COUNTY	JOB NO.	DATE	FIELD BOOK	PAGE	Drawn BY
7-50-33	CLAY	L-96124	07/19/96			R.L.B.

LEGAL DESCRIPTION:

CONTAINING 28,157 SQ. FT. OR 0.6464 ACRES

A TRACT OF LAND BEING PART OF LOT 1, AMENDED PLAT OF CLAYMONT POINTE - A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF AMENDED PLAT OF CLAYMONT POINTE - TENTH REPLAT, A SUBDIVISION IN SAID GLADSTONE, SAID CORNER BEING S 06°-43'-54" E, 311.97 FEET FROM THE NW CORNER OF SAID LOT 1; THENCE N 10°-53'-08" E, 63.91 FEET; THENCE NORTHEASTERLY, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 118.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 131.53 FEET TO THE WESTERLY LINE OF AMENDED PLAT OF CLAYMONT POINTE - SEVENTH REPLAT, A SUBDIVISION IN SAID GLADSTONE; THENCE S 15°-15'-05" E, ALONG SAID WESTERLY LINE, 34.00 FEET TO THE SW CORNER THEREOF; THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID AMENDED PLAT OF CLAYMONT POINTE - SEVENTH REPLAT, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 84.00 FEET AND AN INITIAL TANGENT BEARING OF N 74°-44'-55" E, AN ARC DISTANCE OF 58.17 FEET TO THE SE CORNER THEREOF; THENCE N 24°-25'-30" E, ALONG THE EASTERLY LINE OF SAID AMENDED PLAT OF CLAYMONT POINTE - SEVENTH REPLAT, 32.00 FEET; THENCE S 65°-34'-30" E, 63.00 FEET; THENCE SOUTHEASTERLY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 154.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 9.96 FEET; THENCE S 20°-43'-11" W, 147.08 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID AMENDED PLAT OF CLAYMONT POINTE - TENTH REPLAT; THENCE N 76°-06'-51" W, ALONG THE NORTHERLY LINE OF SAID AMENDED PLAT OF CLAYMONT POINTE - TENTH REPLAT AND ITS EASTERLY PROLONGATION, 156.54 FEET; THENCE S 76°-26'-30" W, CONTINUING ALONG SAID NORTHERLY LINE 36.25 FEET TO THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE RESUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SHALL HEREAFTER BE KNOWN AS:

AMENDED PLAT OF CLAYMONT POINT ELEVENTH PLAT

CONVEYANCES:

IT SHALL BE A SUFFICIENT DESCRIPTION OF THE TRACTS ON THIS PLAT TO HEREAFTER DESIGNATE THE SAME BY THE NUMBER APPEARING NEAR THE CENTER OF THE TRACT ON THE ACCOMPANYING PLAT, FOLLOWED BY THE SUBDIVISION NAME AMENDED PLAT OF CLAYMONT POINTE - ELEVENTH REPLAT.

COMMON AREA:

TRACT CA-21 IS COMMON AREA THAT INCLUDES ALL OF THE LAND OUTSIDE THE CONFINES OF LOT 21-A, 21-B, 21-C, AND 21-D, WHICH ARE THE LOT NUMBERS OCCUPIED BY EXISTING BUILDING.

IN TESTIMONY WHEREOF:

J.D. NELSON BUILDING CO. A MISSOURI CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 5th DAY OF September, 1996.

J.D. NELSON BUILDING CO.

JERRY D. NELSON PRESIDENT — BEVERLY J. NELSON SECRETARY

NOTARY CERTIFICATION:

STATE OF MISSOURI)
) SS:
COUNTY OF Clay)

BE IT REMEMBERED THAT ON THIS 5th DAY OF September, 1996, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED JERRY D. NELSON AND BEVERLY J. NELSON, TO ME AS PERSONALLY KNOWN, WHO BEING DULY SWORN BY ME, DID SAY THAT THEY ARE PRESIDENT AND SECRETARY RESPECTIVELY OF J.D. NELSON BUILDING CO., AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID JERRY D. NELSON AND BEVERLY J. NELSON ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE ON THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES 1-1-1998

NOTARY PUBLIC

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATIONS UNLESS INDICATED OTHERWISE ON THIS DRAWING:
PERMANENT MONUMENTATION:
5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-291-D" SET AT BOUNDARY CORNERS MARKED " ▲ ".

2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " △ ", IF NOT TRUE CORNER, IS BY DIMENSIONS IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

3. THE SOURCE OF DESCRIPTION AND THE BEARINGS SHOWN HEREON ARE BASED UPON THE AMENDED PLAT OF CLAYMONT POINTE.

4. THE LOCATION OF STRUCTURES, IF ANY, ARE AT RIGHT ANGLES (90°) TO THE PROPERTY LINES.

5. THE BOUNDARY LINE OF LOTS 21-A, 21-B, 21-C, AND 21-D IS ALONG THE EXTERIOR FACE OF THE FOUNDATION WALLS OR CENTERLINE OF THE PARTY WALLS. NO PROVISION MADE HEREON FOR FOOTINGS, GABLES OR SOFFITS, FLOORS, OR OTHER PORTIONS OF SAID BUILDINGS THAT EXTEND INTO THE COMMON AREA.

6. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE *MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS*.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT *MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS* AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ERWIN M. CLARK MO-1449

9/4/96

CEK BOOK ___ PAGE ___

11/13/96