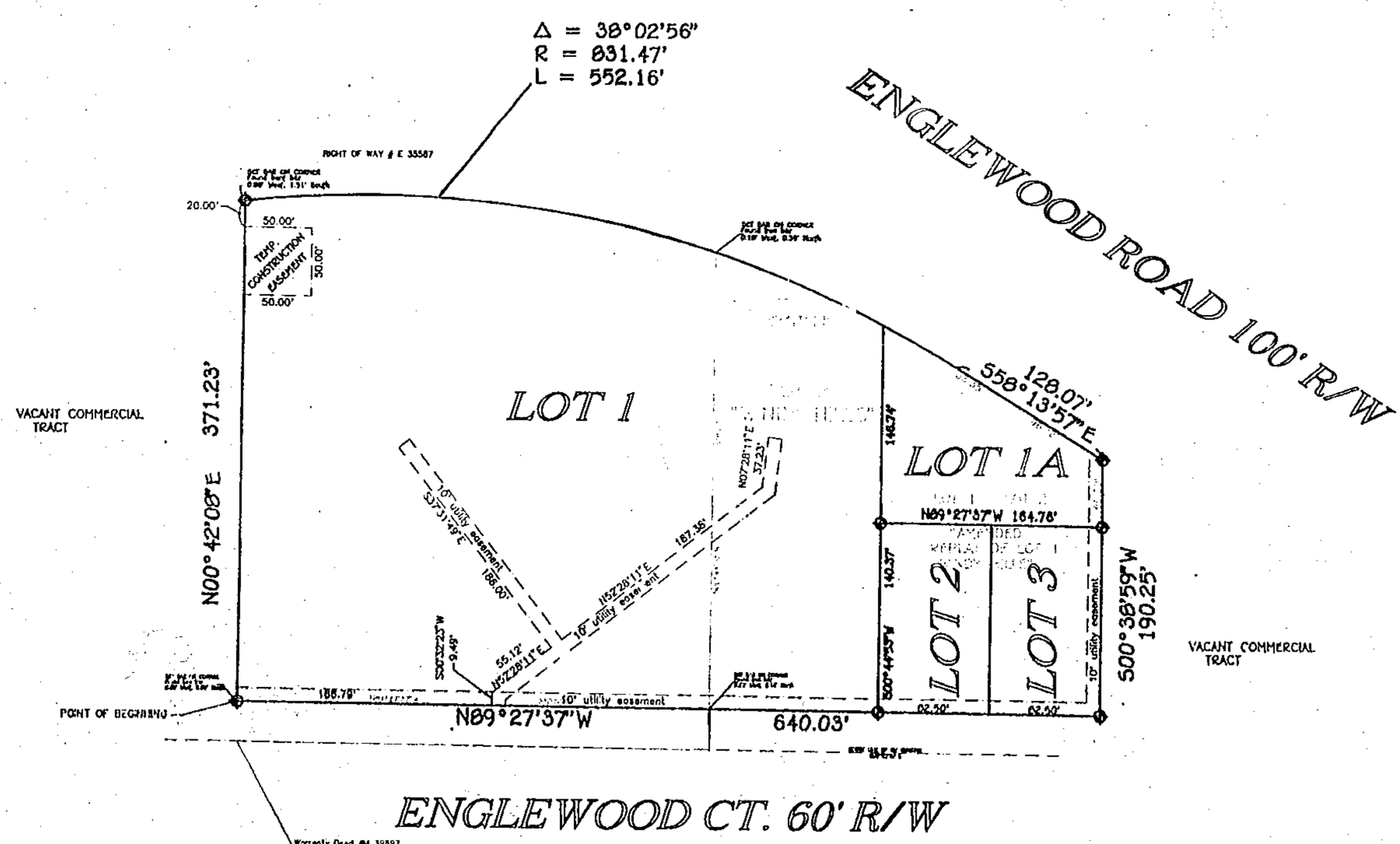
Clay County, Missouri
Land Survey Document

ENGLEWOOD BUSINESS PARK

FINAL PLAT

A SUBDIVISION IN SEC. 26, TWP 51, RNG 33

GLADSTONE, CLAY COUNTY, MISSOURI



Warranty Deed #M 39897
west 669.18 feet of the
South half of SW 1/4
26-51-33

All that part of Lot 2, WINDY HILLS, All that part of Lots 1 and 2, AMENDED REPLAT OF LOT 1 WINDY HILLS and all that part of the Southwest quarter of Section 26, Township 51, Range 33, in the City of Gladstone, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Southwest quarter of said Section 26, thence South 89 degrees 27' 37" East, 669.18 feet; thence North 0 degrees 42' 08" East, 30.00 feet, to the TRUE POINT OF BEGINNING; thence continuing North 0 degrees 42' 08" East, 371.23 feet, to the Southerly Right of Way of relocated Englewood Road; thence Easterly and Southeasterly, along a curve to the right, with an initial tangent bearing of North 83 degrees 43' 07" East having a radius of 831.47 feet, and interior angle of 38 degrees 02' 56", an arc length of 552.16', along said Right of Way; thence South 58 degrees 13' 57" East, along said Right of Way, 128.07 feet, to the Northeast corner of Lot 2, AMENDED REPLAT OF LOT 1 WINDY HILLS, a subdivision in the City of Gladstone; thence South 0 degrees 38' 59" West, along the Easterly Line of said Lot 2, 190.25 feet, to the Southeast corner of said Lot; thence North 89 degrees 27' 37" West, 640.03 feet, to the POINT OF BEGINNING.
(4.78 acres +/-)

DEDICATION: The undersigned proprietors of the hereon described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat and shall hereafter be known as "ENGLEWOOD BUSINESS PARK."

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, 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. All existing easements are considered vacated unless shown hereon.

STREETS: Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

BUILDING LINES: Building line and setbacks lines are hereby established as shown hereon this plat and no building shall be built between this line and the street line.

IN TESTIMONY WHEREOF: William Dorsey, of Dorsey Equities Inc., and Stan and Debbie Haddock have caused these presents to be signed this 6th day of February 1997.

DORSEY EQUITIES INC.

William Dorsey, President

Stan Haddock

Debbie Haddock

STATE OF MISSOURI
) SS
COUNTY OF CLAY

BE IT REMEMBERED: that on this 6th day of February 1997 before me the undersigned, a Notary Public in and for the County aforesaid appeared William Dorsey, President of Dorsey Equities, Inc., Stan and Debbie Haddock, known to be the people described herein and who executed the foregoing instrument and being duly sworn by me acknowledge that they executed the same as their own free act and deed.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my notarial seal at my office in said County, the day and year last above written.

Notary Public in and for said County and State — My commission expires 4-22-2000

This certifies that the written plat of ENGLEWOOD BUSINESS PARK, was submitted to and duly approved by the City Council of Gladstone, Missouri, this 16 day of December 1996 by ordinance No. 3542.

CITY PLAN COMMISSION
approved

MAYOR,

CITY CLERK,

CITY OF GLADSTONE CORPORATE SEAL MISSOURI

I HEREBY CERTIFY that the Certificate of Survey is based upon an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as established by the Department of Natural Resources Division of Geology and Land Survey of the State of Missouri. 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 information, knowledge and belief.

Michael L. Bailey LS 2131

SCALE IN FEET: 50 0 50

◆ = 1/2" bar set
DATE: 10-23-96 rev.
DATE: 10-25-96 CBA easements
DATE: 12-11-96 Final Rev.

LAND ENGINEERING COMPANY
A DIVISION OF MIGAR ENTERPRISES, INC.
13004 10TH STREET
GRANDVIEW, MISSOURI 64030

http://www.ClayCoGov.com