N 36991 APR 3 1997

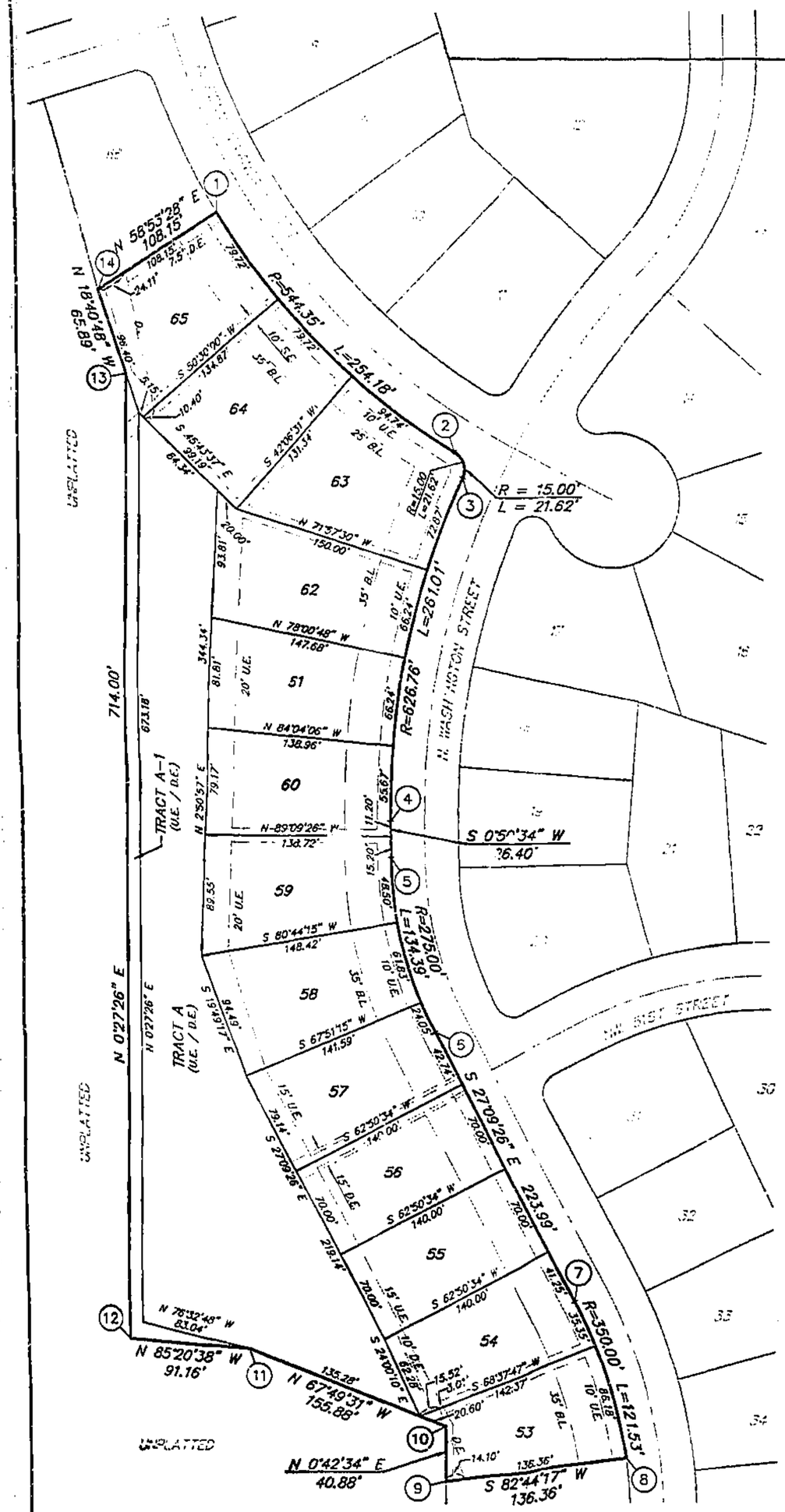
STATE OF MO.
CLAY COUNTY
CERTIFIED INSTRUMENT

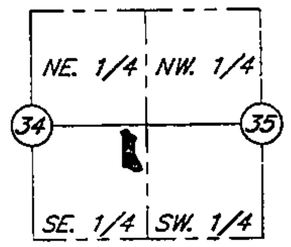
97 APR -3 PM 2:56 8

RECORDED A
MARY ANN MOBERLY
RECORDER OF DEEDS

RESURVEY OF LOTS 53 THRU 65 INCLUSIVE AND "TRACT A" THE OAKS REVISED FIRST PLAT

A Subdivision in Gladstone, Clay County, Missouri





SECTION LOCATION
Sec. 34, Twp. 51, Rge. 33
& Sec. 35, Twp. 51, Rge. 33
(Not to Scale)

LEGEND
△ = Set Permanent Monument
● = Set 1/2" Bar with Cap
○ = Found 3/8" Bar
B.L. = Building Line
U.E. = Utility Easement
S.E. = Sanitary Sewer Easement
D.E. = Drainage Easement
W.E. = Water Main Easement

N

SCALE: 1"=50'

STATE PLANE TRAVERSE TABLE

FROM	GRID BEARING	GRID DISTANCE (METERS)	TO
CL-14	S 83°25'50" E	383.868	TP-1
TP-1	S 01°01'20" E	560.217	TP-2
TP-2	S 01°40'54" W	225.731	TP-4
TP-3	S 33°38'07" W	131.563	TP-5
TP-5	S 01°17'11" E	255.087	TP-6
TP-6	S 18°53'23" E	154.543	TP-7
TP-7	S 51°11'21" E	409.559	TP-8
TP-8	S 76°45'26" W	91.114	TP-9
TP-9	N 89°28'49" W	86.338	TP-10
TP-10	S 57°30'22" W	63.183	NE. CORNER LOT 65

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.

STATE PLANE COORDINATES

PT#	NORTHING	EASTING
1	335183.485	842447.472
2	335128.717	842501.255
3	335122.936	842502.987
4	335045.917	842485.527
5	335037.573	842483.409
6	334998.356	842494.639
7	334937.848	842525.798
8	334902.443	842536.701
9	334897.190	842495.477
10	334909.648	842495.631
11	334927.579	842451.635
12	334929.834	842423.947
13	335147.433	842425.684
14	335166.456	842419.252

DESCRIPTION: A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 51, RANGE 33, IN GLADSTONE, CLAY COUNTY, MISSOURI, BEING A RESURVEY OF LOTS 53 THRU 65 INCLUSIVE AND "TRACT A", THE OAKS REVISED FIRST PLAT, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI.

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 RESURVEY OF LOTS 53 THRU 65 INCLUSIVE AND "TRACT A" THE OAKS REVISED FIRST PLAT.

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. FRONT BUILDING LINES ARE ESTABLISHED AS BEING 35 FEET FROM THE STREET LINE. SIDE BUILDING LINES ON CORNER LOTS ARE ESTABLISHED AS BEING 25 FEET FROM THE STREET LINE.

STREETS: STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

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.U.E. & U.E.", OR "SEWER EASEMENT" OR "S.E.". UTILITY EASEMENTS ARE ESTABLISHED ALONG THE SIDE OF ALL CORNER LOTS. AUTOMATIC 8 FEET WIDE UTILITY EASEMENTS ARE ESTABLISHED ALONG THE REAR LINE OF ALL LOTS, UNLESS SHOWN OTHERWISE.

IN TESTIMONY WHEREOF: INTRA-STATE DEVELOPMENT COMPANY HAS EXECUTED THIS PLAT AND SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED THIS 26th DAY OF March 1997.

INTRA-STATE DEVELOPMENT COMPANY

BY: Larry G. Schulz — LARRY G. SCHULZ, PRESIDENT

ATTEST: Robert L. Ellis — ROBERT L. ELLIS, SECRETARY

STATE OF MISSOURI)
COUNTY OF CLAY) S.S.

BE IT REMEMBERED THAT ON THIS 26th DAY OF March, 1997, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME LARRY G. SCHULZ, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS PRESIDENT OF INTRA-STATE DEVELOPMENT COMPANY, A MISSOURI CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION.

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: JEANETTE BESTGEN, Notary Public-Notary Seal, State Of Missouri, Clay County, My Commission Expires Mar. 1, 1999

Jeanette Bestgen — NOTARY PUBLIC

IN TESTIMONY WHEREOF: SHILO HOMES, INC. HAS EXECUTED THIS PLAT AND SIGNED BY ITS PRESIDENT THIS 27th DAY OF March, 1997.

SHILO HOMES, INC.

BY: John J. Shilo — ROBERT J. SHILT, PRESIDENT

STATE OF MISSOURI)
COUNTY OF CLAY) S.S.

BE IT REMEMBERED THAT ON THIS 27th DAY OF March, 1997, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME JOHN SHILT, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS PRESIDENT OF SHILO HOMES, INC., A MISSOURI CORPORATION, AND DID SAY THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION.

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: JEANETTE BESTGEN, Notary Public-Notary Seal, State Of Missouri, Clay County, My Commission Expires Mar. 1, 1999

Jeanette Bestgen — NOTARY PUBLIC

IN TESTIMONY WHEREOF: R & K CONSTRUCTION, INC., HAS EXECUTED THIS PLAT AND SIGNED BY ITS PRESIDENT THIS 27th DAY OF March, 1997.

R & K CONSTRUCTION, INC.

BY: Robert Beagle — ROBERT BEAGLE, PRESIDENT

STATE OF MISSOURI)
COUNTY OF CLAY) S.S.

BE IT REMEMBERED THAT ON THIS 27th DAY OF March 1997, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME ROBERT BEAGLE, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS PRESIDENT OF R & K CONSTRUCTION, INC., A MISSOURI CORPORATION, AND DID SAY THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION.

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: JEANETTE BESTGEN, Notary Public-Notary Seal, State Of Missouri, Clay County, My Commission Expires Mar. 1, 1999

Jeanette Bestgen — NOTARY PUBLIC

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS HAVE EXECUTED THIS PLAT AND SIGNED BY SAID PROPRIETORS THIS 27th DAY OF March, 1997

BY: Scott Claypole — SCOTT CLAYPOLE

BY: Denise Claypole — DENISE CLAYPOLE

STATE OF MISSOURI)
COUNTY OF CLAY) S.S.

BE IT REMEMBERED THAT ON THIS 27th DAY OF March, 1997, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME SCOTT CLAYPOLE AND DENISE CLAYPOLE, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN, WHO DID SAY THAT THE FOREGOING INSTRUMENT WAS SIGNED 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 AND STATE ABOVE MENTIONED THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: JEANETTE BESTGEN, Notary Public-Notary Seal, State Of Missouri, Clay County, My Commission Expires Mar. 1, 1999

Jeanette Bestgen — NOTARY PUBLIC

CITY PLAN COMMISSION
RECEIVED:
APPROVED: 3-13-97
J. Brian Hill — CHAIRMAN: J. BRIAN HILL

CITY COUNCIL
RECEIVED:
APPROVED: 3-24-97
MAYOR: ART HANMEN

ORDINANCE: 3583

CITY OF GLADSTONE SEAL

Marilyn J. Arnold — CITY CLERK: MARILYN ARNOLD

CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF RESURVEY OF LOTS 53 THRU 65 INCLUSIVE AND "TRACT A" THE OAKS REVISED FIRST PLAT SUBDIVISION IS BASED ON ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY IS IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR A SUBURBAN 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 — JAMES M. FARROW, MO. LS NO. 1658
3-21-97

Cat & Stinnett, Inc.

SIGNATURE AND STAMP IN PURPLE INK INDICATES AN ORIGINAL SIGNED COPY BY THIS SURVEYOR. ANY OTHER COLOR IS NOT AN ORIGINAL COPY.

RESURVEY OF LOTS 53 THRU 65 INCLUSIVE / THE OAKS REVISED FIRST PLA
GLADSTONE, CLAY COUNTY, MISS

JOB NO.	1799X-R
SCALE:	NOTED
DATE:	2-28-97
DRAWN:	P.J.S.
CHECK:	J.M.F.
APPROVED:	MF 3-21-97
REVISED:	
SHEET NO.	1 of 1

Clay County, Missouri
Land Survey Document