Clay County, Missouri
Land Survey Document
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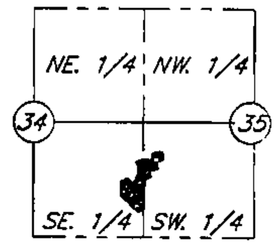
N 36990 APR 8 1997

RESURVEY OF LOTS 33 THRU 47 INCLUSIVE AND "TRACT B"
THE OAKS REVISED FIRST PLAT
A Subdivision in Gladstone, Clay County, Missouri

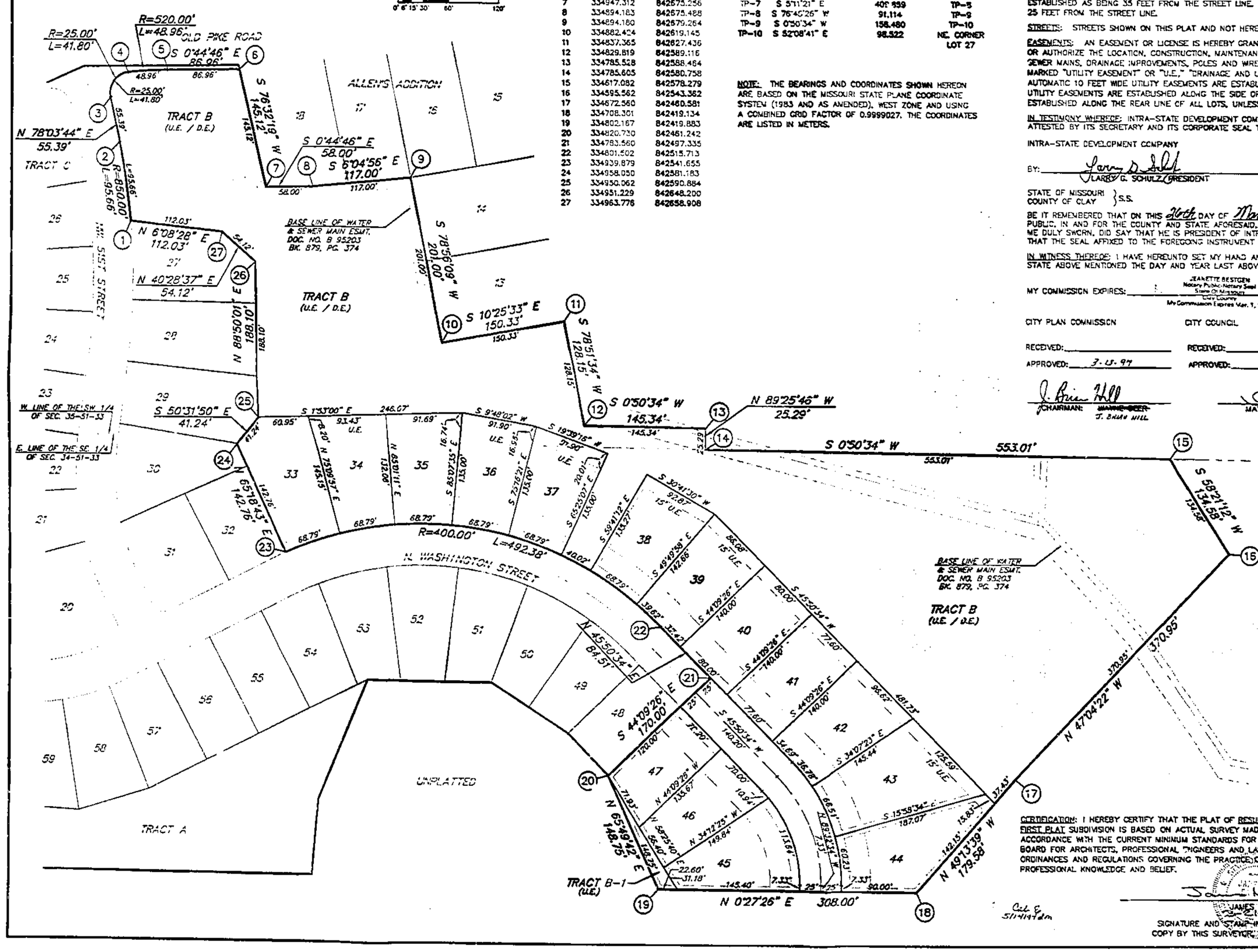
STATE OF MO
CLAY COUNTY
INSTRUMENT NO. RECD
97 03 -3 PM 2:53 6
RECORDED IN MINUTE BOOK
RECORDER OF DEEDS
By Deputy



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 1/2" Bar
- B.L. = Building Line
- U.E. = Utility Easement
- S.E. = Sanitary Sewer Easement
- D.E. = Drainage Easement
- W.E. = Water Main Easement

SCALE: 1"=60'



STATE PLANE COORDINATES

PT#	NORTHING	EASTING
1	334997.729	842862.558
2	335002.144	842691.360
3	335005.635	842707.876
4	334998.996	842717.028
5	334984.108	842717.924
6	334957.608	842718.269
7	334947.312	842675.256
8	334894.183	842675.488
9	334894.180	842679.264
10	334862.424	842619.145
11	334837.365	842627.436
12	334829.819	842589.116
13	334785.528	842588.464
14	334785.605	842580.758
15	334617.082	842578.279
16	334595.562	842543.362
17	334572.560	842460.581
18	334708.301	842419.134
19	334802.167	842419.883
20	334820.730	842461.242
21	334783.560	842497.335
22	334801.502	842515.713
23	334939.879	842541.655
24	334958.050	842581.183
25	334950.062	842590.884
26	334951.229	842648.200
27	334963.776	842658.908

STATE PLANE TRAVERSE TABLE

FROM	GRID BEARING	GRID DISTANCE (METERS)	TO
CL-14	S 83°25'30" E	383.868	TP-1
TP-1	S 0°10'20" E	560.217	TP-2
TP-2	S 0°40'54" W	225.731	TP-4
TP-3	S 3°38'07" W	131.563	TP-5
TP-3	S 0°17'11" E	255.087	TP-6
TP-6	S 18°53'23" E	154.543	TP-7
TP-7	S 5°11'21" E	401.939	TP-8
TP-8	S 76°40'26" W	91.114	TP-9
TP-9	S 0°50'34" W	158.480	TP-10
TP-10	S 52°08'41" E	98.522	NE. CORNER LOT 27

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.

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 33 THRU 47 INCLUSIVE AND "TRACT B", 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 33 THRU 47 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 ALONGTHE STRIPS MARKED "UTILITY EASEMENT" OR "U.E.," "DRAINAGE AND UTILITY EASEMENT", OR "D.E. & U.E.", OR "SEWER EASEMENT", OR "S.E.". AUTOMATIC 10 FEET WIDE UTILITY EASEMENTS ARE ESTABLISHED ALONG THE FRONT LINES OF ALL LOTS AND 10 FEET WIDE UTILITY EASEMENTS ARE ESTABLISHED ALONG THE SIDE OF ALL CORNER LOTS. AUTOMATIC 5 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 J. Ellis — ROBERT J. 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. SHULZ, 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. 7, 1999

Jeanette Bestgen — NOTARY PUBLIC

CITY PLAN COMMISSION — RECEIVED: ____ APPROVED: 3-13-97 — CHAIRMAN: ~~WAYNE BEER~~ J. BRIAN HILL

CITY COUNCIL — RECEIVED: ____ APPROVED: 3-24-97 — MAYOR: ART HAMMEN

ORDINANCE NO.: 3584

CITY CLERK: MARLIN ARNOLD

CITY OF GLADSTONE, CORPORATE SEAL, MISSOURI

CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF RESURVEY OF LOTS 33 THRU 47 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 STATUES, 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, MO LS NO. 1658

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

HANDS • FARROW • WEISKIRCH
ENGINEERS
200 1/2 NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5000 FAX (816) 252-9712

RESURVEY OF LOTS 33 THRU 47 INCLUSIVE AND "TRACT B"
THE OAKS REVISED FIRST PLAT
GLADSTONE, CLAY COUNTY, MISSOURI

JOB NO.	1799X-R
SCALE:	NOTED
DATE:	3-3-97
DRAWN:	P.J.S.
CHKD:	J.M.F.
APPROVED:	3-21-97
REVISIONS:	
SHEET NO.	1 OF 1