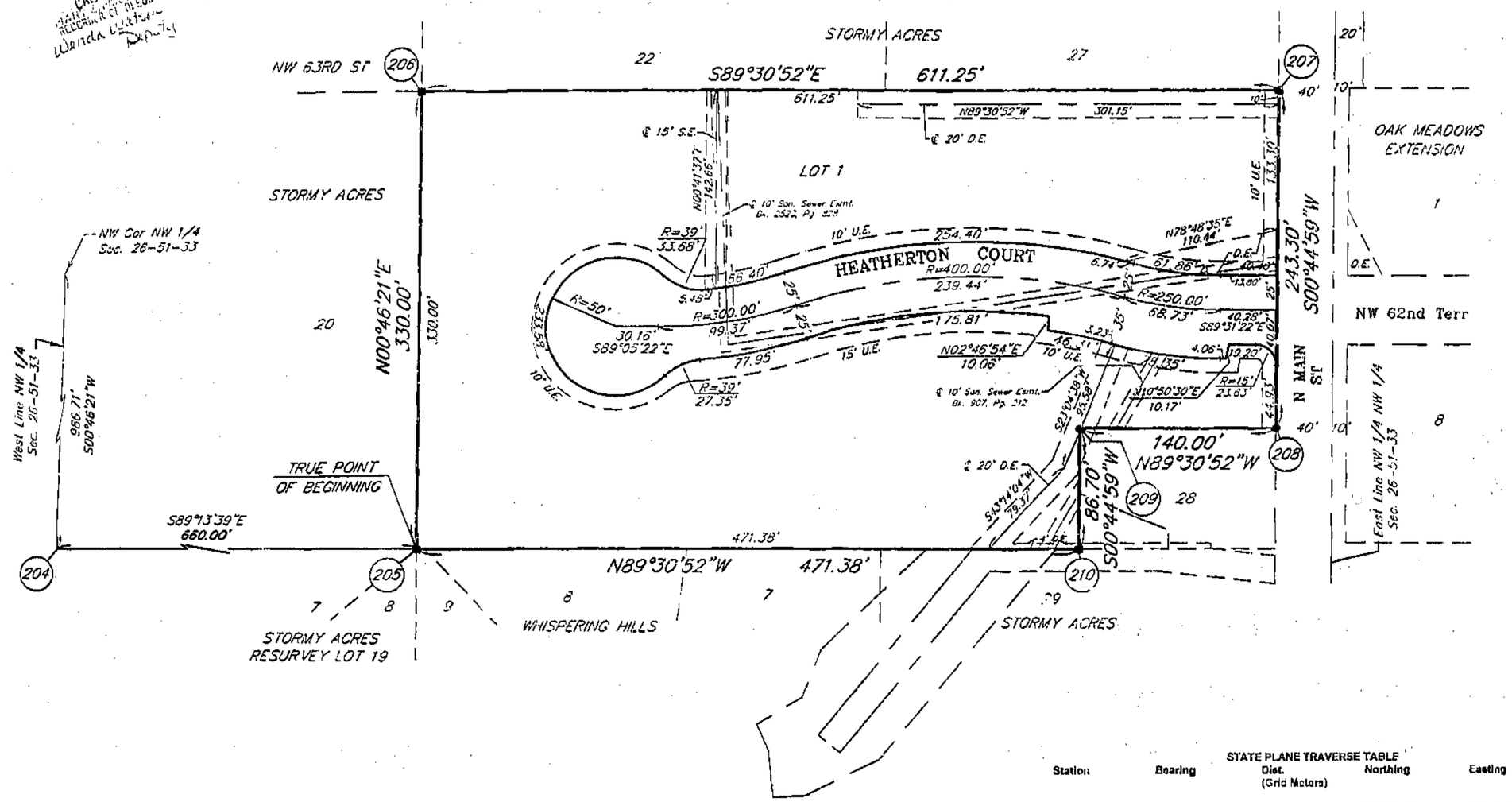
Clay County, Missouri
Land Survey Document

P 26355 JAN 7 1999

HEATHERTON PLACE

A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI



LEGAL DESCRIPTION:

All that part of Lot 29, STORMY ACRES, a subdivision of land in the Northwest Quarter of Section 26, Township 51, Range 33, Gladstone, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence South 0°46'21" West, along the West line of said Northwest Quarter, 660.71 feet; thence South 89°13'39" East, 660.00 feet to the Southeast corner of Lot 20, said STORMY ACRES, said point being also the True Point of Beginning of the tract to be herein described; thence North 0°46'21" East, along the East line of said Lot 20, 330.00 feet to the Southwest corner of Lot 22, said STORMY ACRES; thence South 89°30'52" East, along the South line of said Lot 22 and the South line of Lot 27, said STORMY ACRES, 611.25 feet to a point on the Westerly right-of-way line of North Main Street, as now established; thence South 0°44'59" West, along said Westerly line, 243.30 feet; thence North 89°30'52" West, 140.00 feet; thence South 0°44'59" West, 86.70 feet to a point on the North line of Lot 29, said STORMY ACRES; thence North 89°30'52" West, along said North line and the Northerly line of WHISPERING HILLS, a subdivision of land in Gladstone, Clay County, Missouri, 471.38 feet to the True Point of Beginning. Containing 4.35 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

HEATHERTON PLACE

EASEMENTS: An easement is hereby granted to Gladstone, Missouri, and to the utility companies franchised to operate in Gladstone, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV, and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved drives, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Gladstone, Missouri, and its franchised utilities from going upon said easements and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works.

STREETS: The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

IN WITNESS WHEREOF: HEATHERTON CUSTOM HOMES, INC., a corporation, licensed to do business in the State of Missouri, has caused these presents to be executed this 11 day of January, 1998. 99

HEATHERTON CUSTOM HOMES, INC.

Margaret I. Miller — President

STATE OF MISSOURI)
COUNTY OF Clay) SS:

Be it remembered that on this 11th day of January, 1999 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Margaret I. Miller, to me personally known, who being by me duly sworn, did say that she is President of Heatherton Custom Homes, Inc., a corporation, and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said Margaret I. Miller 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 on the date herein last above written

My commission expires: 8/8/00 — JOANNA S. HULLON, Notary Public - Notary Seal, STATE OF MISSOURI, CLAY COUNTY, MY COMMISSION EXP. OCT. 1, 1999

Notary Public

CITY PLAN COMMISSION:

APPROVED: 10-20-98

Chairman Jim Smith

CITY COUNCIL:

APPROVED: 10-20-98

Mayor: George Neffer

City Clerk: Marilyn F. Ahnefeld

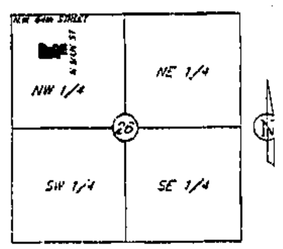
GLADSTONE CORPORATE SEAL MISSOURI

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 CL-14			337008.152	842215.410
201 CL-14A	S88°55'11"W	378.058	337001.024	841837.421
202 TP-1	S87°44'09"E	378.658	336996.025	842216.793
203 SW Cor NW 1/4	S85°25'18"E	398.523	336992.122	842615.237
204	N0°46'21"E	501.945	337484.021	842612.053
205 TPOB	S89°13'39"E	201.149	337481.310	842813.183
206	N0°46'21"E	100.576	337581.076	842814.539
207	S89°30'52"E	186.291	337580.267	843000.824
208	S0°44'59"W	74.152	337506.152	842999.953
209	N89°30'52"W	42.888	337508.514	842957.168
210	S0°44'59"W	28.424	337480.092	842956.841
205 TPOB	N89°30'52"W	143.682	337481.310	842813.183

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF 0.9999027. COORDINATES ARE IN METERS.

SCALE
0' 50' 100'
1" = 50'



LOCATION MAP
Sec. 26, Twp. 51 N., Rge. 33 W.
(N.T.S.)

LEGEND

- ● - FND 1/2" Bar
- ■ - 5/8" Bar with Aluminum Cap to be set upon completion of construction
- U.E. - Utility Easement
- B.L. - Building Line
- D.E. - Storm Drainage Easement
- S.E. - Sanitary Sewer Easement

This plat and survey of HEATHERTON PLACE were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, MO 64151.

I HEREBY CERTIFY: that the plat of HEATHERTON PLACE, subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Plat Cab E 2/2/99 CP

12-16-98
Date

Signed: W. James Schown
W. James Schown, RLS# 1989

JOHN F. LUTJEN & ASSOCIATES, INC.
Civil Engineers – Land Surveyors – Landscape Architects
8350 N. ST. CLAIR AVENUE KANSAS CITY, MISSOURI 64151
(816) 587-4250 FAX (816) 587-1393

DATE: 12-9-98	Job No.- 98077	File Name- SA-PLAT