Clay County, Missouri
Land Survey Document

Prepared By:
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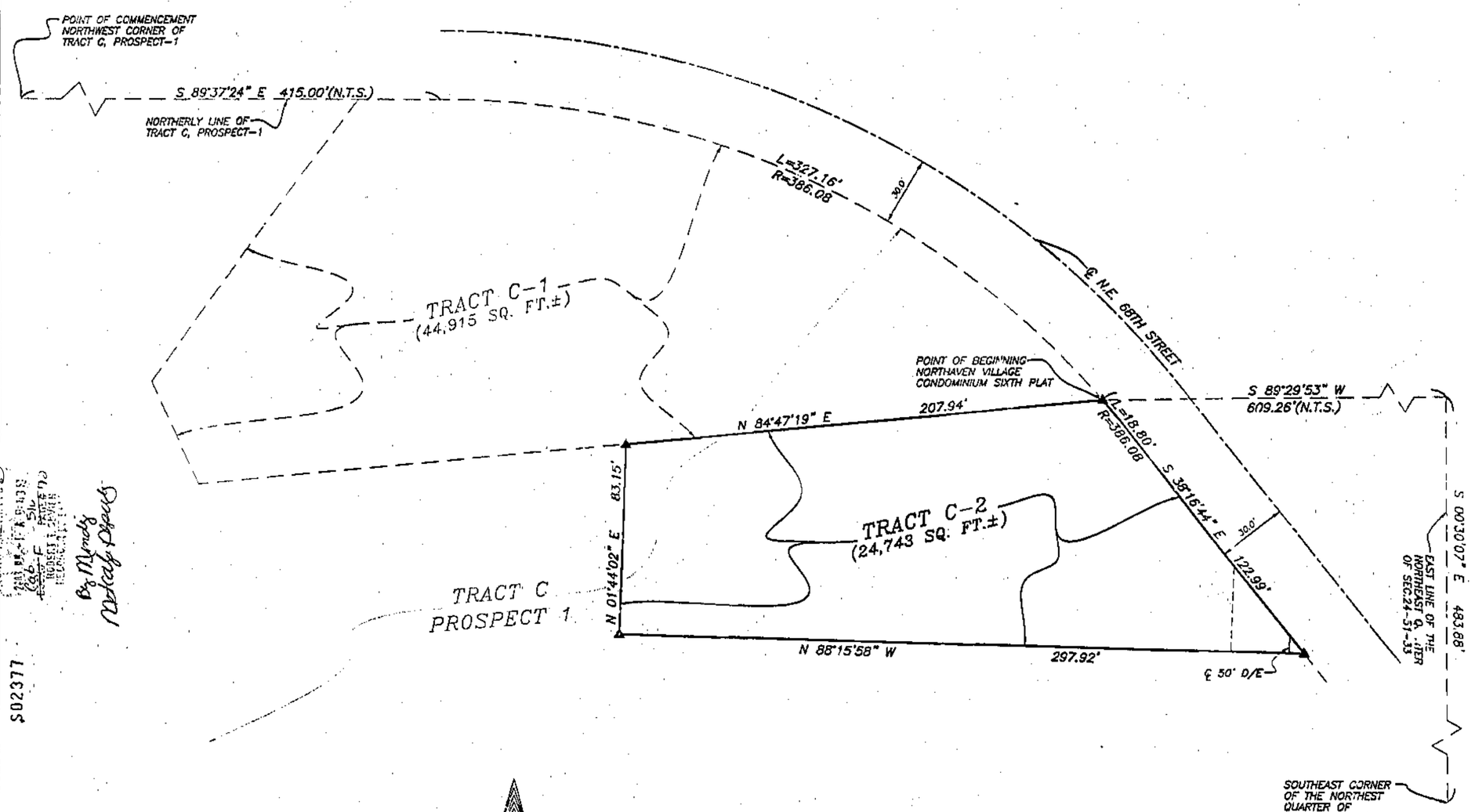
Land Surveying ~ Civil Engineering ~ Land Planning

NORTHAVEN VILLAGE CONDOMINIUM SIXTH PLAT

A SUBDIVISION IN GLADSTONE
Clay County, Missouri

LEGAL DESCRIPTION:
All that part of Tract C, Prospect-1 a subdivision of land in Gladstone, Clay County, Missouri described as follows: Commencing at the Northwest corner of said Tract C; thence South 89 degrees 37 minutes 24 seconds East along the Northerly line of said tract C also being the Southerly Right-of-way line of N.E. 68th Street a distance of 415.00 feet; thence Continuing along said line along a curve to the right being tangent to the Last described course and having a radius of 388.08 feet an arc distance of 327.16 feet to the Point of Beginning of the Tract of Land herein to be described; thence continuing along said line along a curve to the right having a radius of 388.08 feet an arc distance of 18.80 feet; thence continuing along said line South 33 degrees 16 minutes 44 seconds East, a distance of 122.99 feet thence North 55 degrees 13 minutes 56 seconds West a distance of 297.92 feet; thence North 01 degree 44 minutes 02 seconds East a distance of 83.15 feet; thence North 84 degrees 47 minutes 19 seconds East a distance of 207.94 feet to the Point of Beginning.



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 oil and any purpose, water, gas, sewer mains, poles and 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.

DEDICATION: The undersigned owner of the land depicted hereon has caused the same to be resurveyed in the manner as shown and said tract of land shall hereafter be known as "Northaven Village Condominium Sixth Plat".

An easement or license is granted to and reserved by Northaven Village, L.L.C., its successors and assigns, to give or to grant to others, or to locate, erect, construct, maintain, and use, or to authorize the locations, erection, construction, or maintenance and use of, easements, right-of-ways or conduits for oil and any purpose, water, gas, storm, and sanitary sewer mains, electric lines, telephone lines, poles and wires, and other utilities, on all or any of them, over, under, across, upon and within any part of the land above described. All streets, drives and other ways commonly used for vehicular and pedestrian traffic shown on this Plat are private streets. No dedication to the public is expressed or intended. An easement for ingress and egress over said private ways within the subdivision is granted to all owners of land or estates within "Northaven Village Condominium Sixth Plat Subdivision", their grantees, representatives, successors and assigns, and to their guests, invitees, business visitors and all duly constituted public authorities in the performance of their official duties.

All lots, estates, or units in this subdivision shall be sold subject to covenants, conditions, reservations, easements and restrictions governing "Northaven Village Condominium Sixth Plat", and to the covenants, conditions, reservations, easements and restrictions as provided in "Condominium Declaration of Northaven Village Condominium Sixth Plat", filed for record in the Office of the Recorder of Deeds of Clay County, Missouri, at the time of filing of this plat.

NORTHAVEN VILLAGE, L.L.C.
By: BEN ROSE

STATE OF MISSOURI }
COUNTY OF CLAY } ss

On this 21 day of June 2003, before me appeared, Ben Rose to me personally known, who being by me duly sworn, did say that he is the duly authorized agent of Northaven Village, L.L.C., a limited liability company; that said instrument was signed and sealed in behalf of said limited liability corporation; and acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office on the day and year last above written.

My commission expires: June 25 2006

Kim Butler
Notary Public

KIM BUTLER
Notary Public - State of Missouri
CLAY COUNTY
My Comm. Exp. June 25, 2006

CITY OF GLADSTONE

CITY PLAN COMMISSION
Received: _____
Approved: June 16, 2003
Chairman: Vice Chairman: Allen Dillingham

CITY COUNCIL
Received: _____
Approved: June 23, 2003
Ordinance NO. 3.974
Mayor: Lee Smith
City Clerk: Cathy L. Swanson

GLADSTONE CORPORATE SEAL

SURVEYORS CERTIFICATE

This is to certify that I, Sam A. Aylett, a registered land surveyor, during the month of June 2003, by order of the undersigned corporation, has executed a survey of the land shown hereon, as located in parts of PROSPECT-1, a subdivision in the City of Gladstone, Clay County, Missouri, for the purpose of subdividing and naming same in the manner shown hereon. The plat contains all information required by Section 448.2-109, R.S.Mo. (1994, as amended), the Missouri Uniform Condominium Act, except that it is not feasible to include a description of all easements thereon. The survey was made in compliance with the minimum standards for property boundary surveys established by the rules of the Missouri Department of Natural Resources.

IN WITNESS WHEREOF, I have hereunto signed and sealed the foregoing this 24 day of June

Sam A. Aylett
Sam A. Aylett, PE-2074

STATE OF MISSOURI
SAM A. AYLETT
NUMBER
PE-2074
REGISTERED LAND SURVEYOR

I hereby certify that the plat of NORTHAVEN VILLAGE CONDOMINIUM SIXTH PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established 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.

DATE: 6/12/03 Sam A. Aylett, PE-2074

STATE OF MISSOURI
SAM A. AYLETT
NUMBER
PE-2074
REGISTERED LAND SURVEYOR

SCALE: 1"= 30'
30 15 0 30

LEGEND

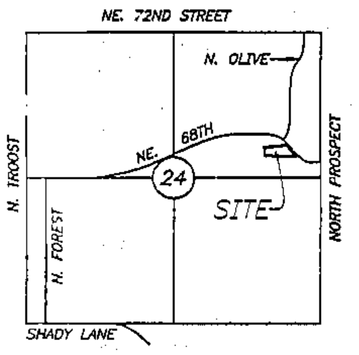
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement

△ Denotes Existing Monument

▲ Denotes Monument to be set after construction of Utilities and Streets.

● Denotes 1/2" Rebars to be Set with Plastic Caps #2074

○ Denotes Existing Bar



SEC. 24-51-33
Location Map

JOB NUMBER
41437
41437cda.dwg(NRW)

General Notes

1. This Plat ("PLAT") is a Condominium Plat of NORTHAVEN VILLAGE CONDOMINIUM SIXTH PLAT ("CONDOMINIUM") and BEN ROSE by his execution of this plat, certified that this Plat contains all information required by Section 448.2-109 of the Revised Statutes of Missouri, (Amended 1994) and is recorded in accordance with the Uniform Condominium Act ("ACT") of the State of Missouri, V.A.M.S., Section 448.1-101 ET SEQ (Amended 1994).
2. The boundary lines, dimensions and elevations of each unit (individually, "UNIT", and collectively, "UNITS") designated on this Plat are the interior unfinished surface of its floors, ceilings, and are particularly described in the Condominium Declaration of NORTHAVEN VILLAGE CONDOMINIUM SIXTH PLAT recorded as described below.
3. All units of the Condominium are subject to Development Rights, as defined in the Act and specifically set forth in the Condominium Declaration of NORTHAVEN VILLAGE CONDOMINIUM SIXTH PLAT.
4. The Condominium contains Limited Common Elements, as defined in the Act, other than Limited Common Elements described in subdivision (2) and (4) of Section 448.2-102 of the Act. Limited Common Elements consisting of carports, driveways, deck, balconies, stoinways, and patios and the Units to which those Limited Common Elements are assigned are shown on the Plat.
5. All land and all other portions of the Condominium not located within any Unit, including but not limited to, any stairs, elevators, halls, bearing beams, supports, roof, floors, foundations, pipes, ducts, flues, conduits, wires, heating equipment, ventilating equipment and other utility installations to the outlets and bearing walls to the unfinished surfaces thereof, regardless of location, shall be common elements ("COMMON ELEMENTS"), as defined in the Act.
6. The owner of each Unit shall own an undivided interest in the Common Elements in accordance with the percentages established in the Condominium Declaration of NORTHAVEN VILLAGE CONDOMINIUM SIXTH PLAT ("DECLARATION") recorded simultaneously herewith in the Office of the Recorder of Deeds of Clay County, Missouri.
7. The legal description of each Unit described in the Declaration, together with its undivided interest in the Common Elements, as established in the Declaration, is by reference to the identifying number of each Unit as set out in this Plat, followed by the words, NORTHAVEN VILLAGE CONDOMINIUM SIXTH PLAT, a Condominium in the City of Gladstone, Clay County, Missouri, as established Pursuant to Declaration recorded in Book _____ at Page _____ in the Office of the Recorder of Deeds of Clay County, Missouri.
8. The Condominium consists of one (1) building situated on the real estate described in this Plat, which building is comprised of three (3) floors, each and six (6) Units each (subject to Development Rights as defined in the Act) and Common Elements.
9. The right is reserved unto the Executive Board of its designee, pursuant to the terms of the Act, to enter any Unit in order to carry out construction or maintenance work or perform any other function for which the Executive Board, as defined in the Declaration, is responsible.
10. Bearing system is based on the recorded plat of PROSPECT-1.

Prepared For:
NORTHAVEN VILLAGE, L.L.C.
DATE: 05/06/03

http://www.ClayCoGov.com