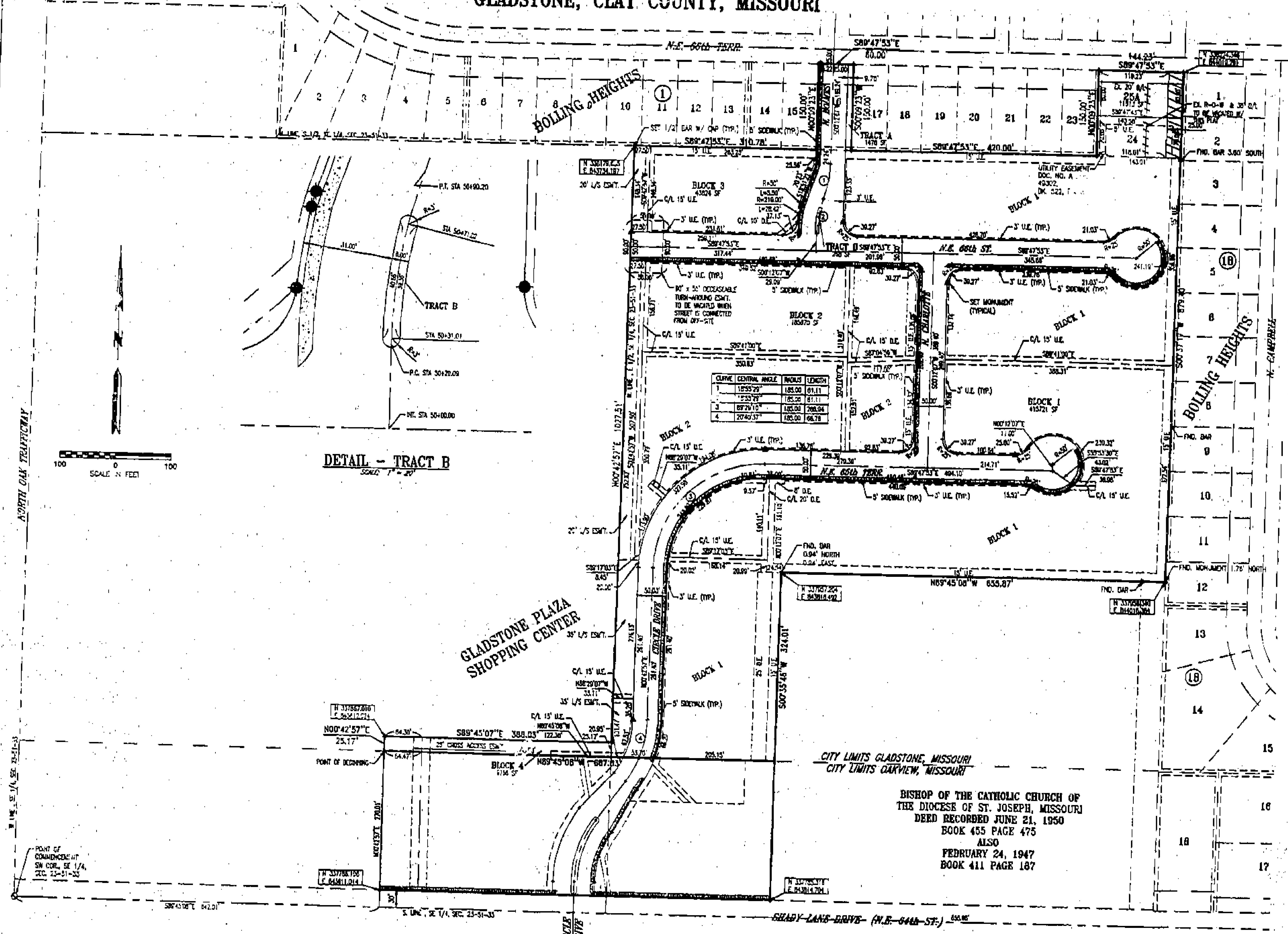
Clay County, Missouri
Land Survey Document

SANTERRA AT SHADY LANE, 1st PLAT

BLOCKS 1, 2, 3 & 4, TRACTS A & B AND LOT 25A
SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 51 NORTH, RANGE 33 WEST
GLADSTONE, CLAY COUNTY, MISSOURI

S85020

STATE OF MO. CLAY COUNTY INSTR. REC'D 2004 JUL 27 P 2:35 R
BOOK Gap Drawer PAGE 130
ROBERT T. SEVIER RECORDER OF DEEDS
by Norma Madrazo Deputy



DESCRIPTION:

All that part of a parcel of land in the Southeast Quarter of Section 23, Township 51, Range 33, in Gladstone, Clay County, Missouri, together with all of lots 16, 24 and 25 in Block 1, BOLLING HEIGHTS, an addition in the City of Gladstone, Clay County, Missouri along with a vacated portion of Right-of-way for North Campbell as now established in said Block 1, all described as follows:

COMMENCING at the Southwest corner of the Southeast Quarter of Section 23, Township 51, Range 33, in Gladstone, Clay County, Missouri; thence South 89 degrees 45 minutes 08 seconds East along the South line of the Southeast Quarter of said Section 23, a distance of 642.01 feet; thence North 00 degrees 42 minutes 57 seconds East, a distance of 270.01 feet to a point on the Corporate Boundary line between the City of OAKVIEW and the City of Gladstone, both in Clay County, Missouri, said point also being the POINT OF BEGINNING; thence continuing North 00 degrees 42 minutes 57 seconds East, a distance of 25.17 feet; thence South 89 degrees 45 minutes 07 seconds, a distance of 388.03 feet to a point on the West line of the East One-Half of said Southeast Quarter; thence North 00 degrees 42 minutes 57 seconds East along said West line, a distance of 1027.51 feet to a point on the North line of the South One-Half of said Southeast Quarter, said line also being the South line of Block 1, BOLLING HEIGHTS, an addition in the City of Gladstone, Clay County, Missouri; thence South 89 degrees 47 minutes 53 seconds East along said line, a distance of 310.78 feet to the Southwest corner of Lot 16, Block 1, BOLLING HEIGHTS; thence North 00 degrees 09 minutes 23 seconds East along the West line of said Lot 16, a distance of 150.00 feet to the Northwest corner of said Lot 16; thence South 89 degrees 47 minutes 53 seconds East along the North line of said Lot 16, a distance of 80.00 feet to the Northeast corner of said Lot 16; thence South 00 degrees 09 minutes 23 seconds West along the East line of said Lot 16, a distance of 150.00 feet to the Southeast corner of said Lot 16; thence South 89 degrees 47 minutes 53 seconds East along the South line of said addition, a distance of 420.00 feet to the Southwest corner of Lot 24, Block 1, BOLLING HEIGHTS, thence North 00 degrees 09 minutes 23 seconds East along the West line of Lots 24 and 25 of said addition, a distance of 150.00 feet to a point on the Southerly Right-of-way line of N.E. 65th Street as now established; thence South 89 degrees 47 minutes 53 seconds East along said South Right-of-way line, a distance of 144.23 feet to a point on the West line of Block 18, BOLLING HEIGHTS, an addition in the City of Gladstone, Clay County, Missouri; thence South 00 degrees 37 minutes 17 seconds West along the West line of said Block 18, a distance of 879.40 feet to the Northeast corner of a tract of land described in deed recorded June 21, 1950 in Book 455 at page 475 and also recorded February 24, 1947 in Book 411 at page 187; thence North 89 degrees 45 minutes 08 seconds West along the North line described in said tract, a distance of 655.87 feet to the Northwest corner described in said tract; thence South 00 degrees 35 minutes 46 seconds West along the West line described in said tract, a distance of 324.01 feet to a point on said Corporate Boundary line between the City of OAKVIEW and the City of Gladstone, thence North 89 degrees 45 minutes 08 seconds West along said Corporate Boundary line, a distance of 667.83 feet to the POINT OF BEGINNING, except that portion in roads. Contains 18.64 acres.

EASEMENT DEDICATION: An easement is hereby granted to the City of Gladstone, Missouri to locate, construct and maintain or to authorize the location, construction and maintenance of conduits, water, gas, sewer pipes, cable television, poles, wires and anchors and all or any of them upon those areas outlined on this plat and designated by the words "Utilities Easement" or "U.E." or as otherwise specifically designated. Anchor Easement "A.E." shall be 15 feet wide by 15 feet long. There shall be automatic easements of 5 feet along the front lines of all lots.

DRAINAGE EASEMENTS are hereby granted to the City of Gladstone, Missouri to locate, construct, and maintain or authorize the location, construction and maintenance of drainage channels and detention storage basins upon those areas designated by the words "Detention Basin," "Drainage Easement," "D/E," or "Storm Sewer Easement" or "Access Easement" or as otherwise specifically designated.

All thoroughfares shown on this plat and not heretofore dedicated to the public use are hereby so dedicated.

Areas designated as TRACTS A and B shall be maintained by the SANTERRA AT SHADY LANE HOMEOWNERS ASSOCIATION.

DEDICATION: The undersigned proprietor of the above described land has caused the same to be subdivided in the manner shown on this plat, which subdivision and plat shall hereafter be known as:

"SANTERRA AT SHADY LANE, 1st PLAT"

In testimony whereof REVEDA OF GLADSTONE, INC., a Missouri Corporation, has caused these presents to be signed by its President this 25th day of June, 2004

REVEDA OF GLADSTONE, INC.

By: [signature]
Richard S. Elsner, President

STATE OF MO)
) s.s.
COUNTY OF Clay)

REBECCA JARRETT
Notary Public Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: Nov. 11, 2006

On this 22 day of July, 2004 before me, a Notary Public, appeared Richard S. Elsner, to me known to be the person described to and who by me being duly sworn, did say that he is the President of REVEDA OF GLADSTONE, INC., a Missouri Corporation, and that the seal affixed to the foregoing is the corporate seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and the same Richard S. Elsner acknowledged the execution of said instrument to be the free act and deed of said corporation.

IN WITNESS THERETO: I have hereunto set my hand and affixed my official seal the day and year aforesaid.

MY COMMISSION EXPIRES: 11-11-06

Rebecca Jarrett
Notary Public in and for Clay Co County

Approved by the City Council of the City of Gladstone, Missouri on this 8th day of March 2004 A.D.

2004 by Ordinance No. 3.904

Cathy Swenson
Cathy Swenson, City Clerk

CITY OF GLADSTONE SEAL CORPORATE MISSOURI

CITY OF GLADSTONE APPROVALS

By: [signature]
Les Smith, Mayor

By: [signature]
Brian J. Hill, Planning Commission (Chair)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: That the accompanying survey 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 as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and 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 information, knowledge and belief. Monumentation to be as noted. Bearing references to Missouri State Plane Coordinate System. This is an urban class survey.

CONSTRUCTION ENGINEERING SERVICES
16810-C East 40 Highway
Independence, Missouri

Lee N. Bodenheimer L.S. 2114

MONUMENTATION:
▲MONUMENT = 1/2" IRON BAR IN CONCRETE.
○ FOUND IRON BAR
• SET IRON BAR WITH CAP

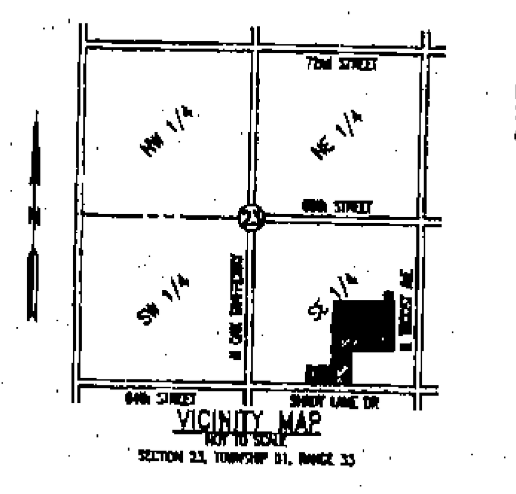
ALL CORNERS SET WITH 1/2" IRON BAR WITH CAP.

ALL PC'S, PT'S, AND PI'S IN STREETS TO BE SET WITH IRON BARS IN ASPHALT.

NOTE:
1. Permanent monumentation will be set after grading per agreement with Owner. Permanent monuments to be iron bar w/cap set in concrete. Iron Bars will be put in centerline of streets at PI's, PC's and PT's.
2. All radiused lot corners shall have a radius of 25' unless otherwise noted.

PREPARED BY:
Construction Engineering Services, Inc.

DEVELOPER:
REVEDA OF GLADSTONE, INC.
11605 PAWNEE LANE
SHAWNEE MISSION, KS 66211
PHONE: (913) 491-5550
FAX: (913) 491-5551



This survey is based upon SECURITY LAND TITLE COMPANY Commitment No. 245242, effective date June 13, 2003 at 7:30 A.M.

COORDINATES ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983 WEST ZONE AND TIED TO STATION CL-13.

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http://www.ClayCoGov.com