# SANTERRA AT SHADY LANE, 2nd PLAT

## LOT 1, LOT 2 AND TRACT C

### SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 51 NORTH, RANGE 33 WEST

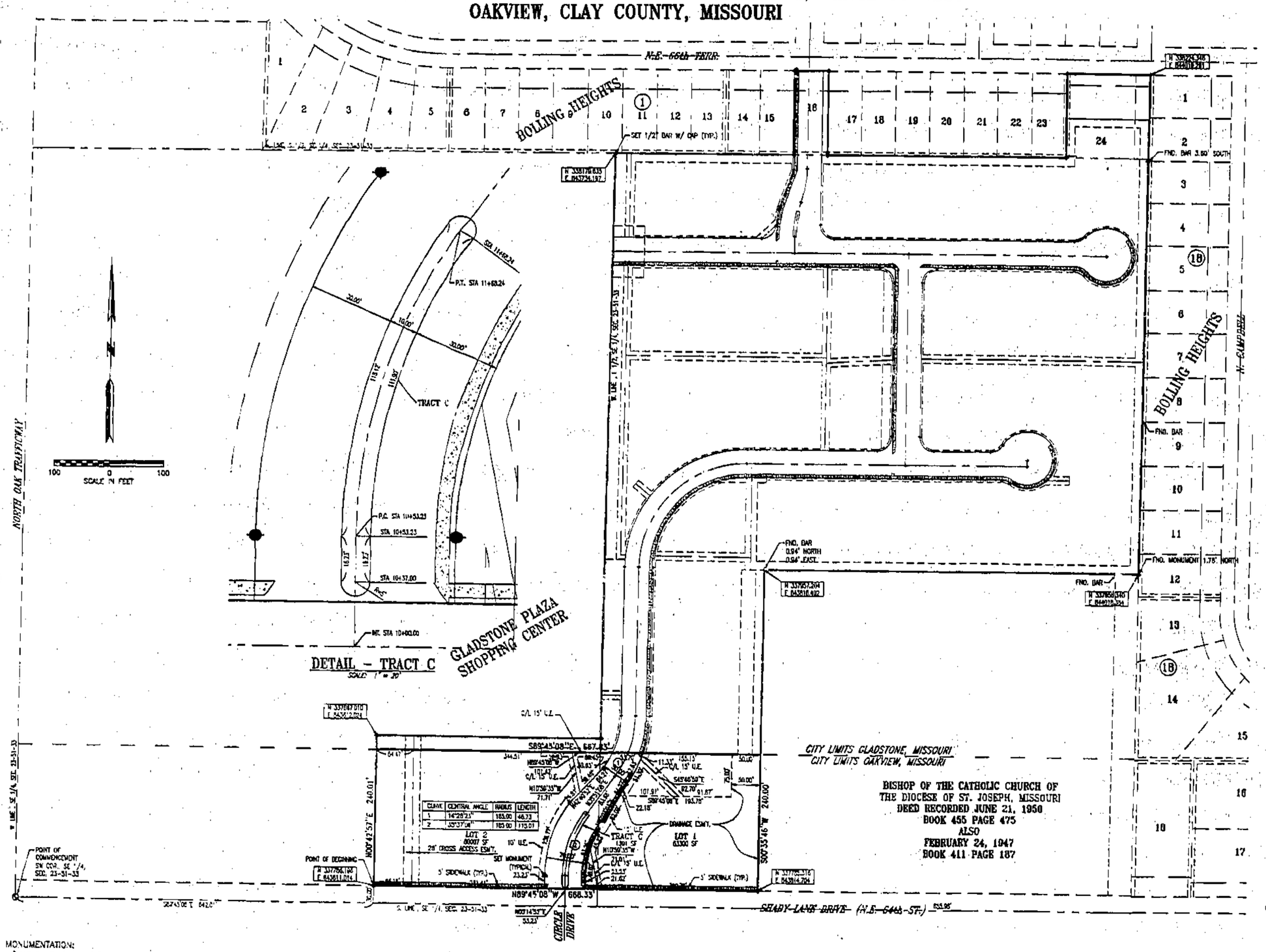
### OAKVIEW, CLAY COUNTY, MISSOURI

Clay County, Missouri
Land Survey Document

http://www.ClayGov.com

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS INSTR. REC'D
2004 JUN 27 P 2:39 PM
Book P Page 5140
ROBERT T. SEVIER
RECORDER OF DEEDS
by Mandy Metcalf Deputy

S85021




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.

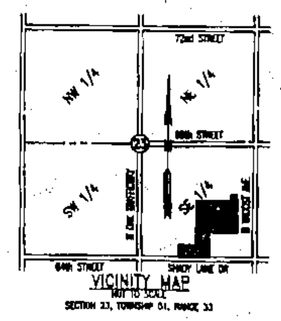
ALL PC'S, PT'S, AND PI'S IN STREETS TO BE SET WITH IRON BARS IN ASPHALT.

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.
16610-C East 40 Highway
Independence, Missouri 64055
(816) 796-8355
Surveyors Engineers Planners

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




VICINITY MAP
NOT TO SCALE
SECTION 23, TOWNSHIP 51, RANGE 33

This survey is based upon SECURITY LAND TITLE COMPANY Commitment No. 245242, effective date June 15, 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.

DESCRIPTION:

All that part of a parcel of land in the Southeast Quarter of Section 23, Township 51, Range 33, in the Village of Oakview, Clay County, Missouri, described as follows:

COMMENCING at the Southwest corner of the Southeast Quarter of Section 23, Township 51, Range 33, in 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 842.01 feet; thence North 00 degrees 42 minutes 57 seconds East, a distance of 30.00 feet to a point on the North Right-of-way line of SHADY LANE DRIVE as now established, said point also being the POINT OF BEGINNING; thence continuing North 00 degrees 42 minutes 57 seconds East, a distance of 240.01 feet to a point on the Corporate Boundary line between the Village of OAKVIEW and the City of Gladstone, both in Clay County, Missouri; thence South 89 degrees 45 minutes 08 seconds along said Corporate Boundary, a distance of 657.83 to a point on the West line 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 South 00 degrees 35 minutes 46 seconds West along said line, a distance of 240.00 feet to a point on the North Right-of-way line of SHADY LANE DRIVE as now established; thence North 89 degrees 45 minutes 08 seconds West along said North Right-of-way line, a distance of 668.33 feet to the POINT OF BEGINNING, except that portion in roads. Contains 3.68 acres.

EASEMENT DEDICATION: An easement is hereby granted to the Village of Oakview, 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 Village of Oakview, 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.

Area designated as TRACT C 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, 2nd PLAT"

In testimony whereof REVEDA OF GLADSTONE, INC., a Missouri Corporation, has caused these presents to be signed by its President

this 28th day of June, 2004

REVEDA OF GLADSTONE, INC.
By: Richard S. Eisner
Richard S. Eisner, President

STATE OF Missouri)
) s.s.
COUNTY OF Clay)

On this 28th day of June, 2004 before me, a Notary Public, appeared Richard S. Eisner, 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. Eisner acknowledged the execution of said instrument to be the free act and deed of said corporation.

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

MY COMMISSION EXPIRES: 10/7/04

Monica Gillenwater
Notary Public in and for Clay County, Missouri

Approved Board of Trustees of the Village of Oakview, Missouri on this 7th day of July, 2004 A.D.

2004 by Ordinance No. 2004-4

Monica Gillenwater
Monica Gillenwater, Village Clerk

MONICA GILLENWATER
Clay County
My Commission Expires
October 7, 2005

Village OF OAKVIEW APPROVALS

By: Thomas Keller, Chairman of the Board

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
16610-C East 40 Highway
Independence, Missouri

Lee N. Bodenheimer L.S. 2114

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