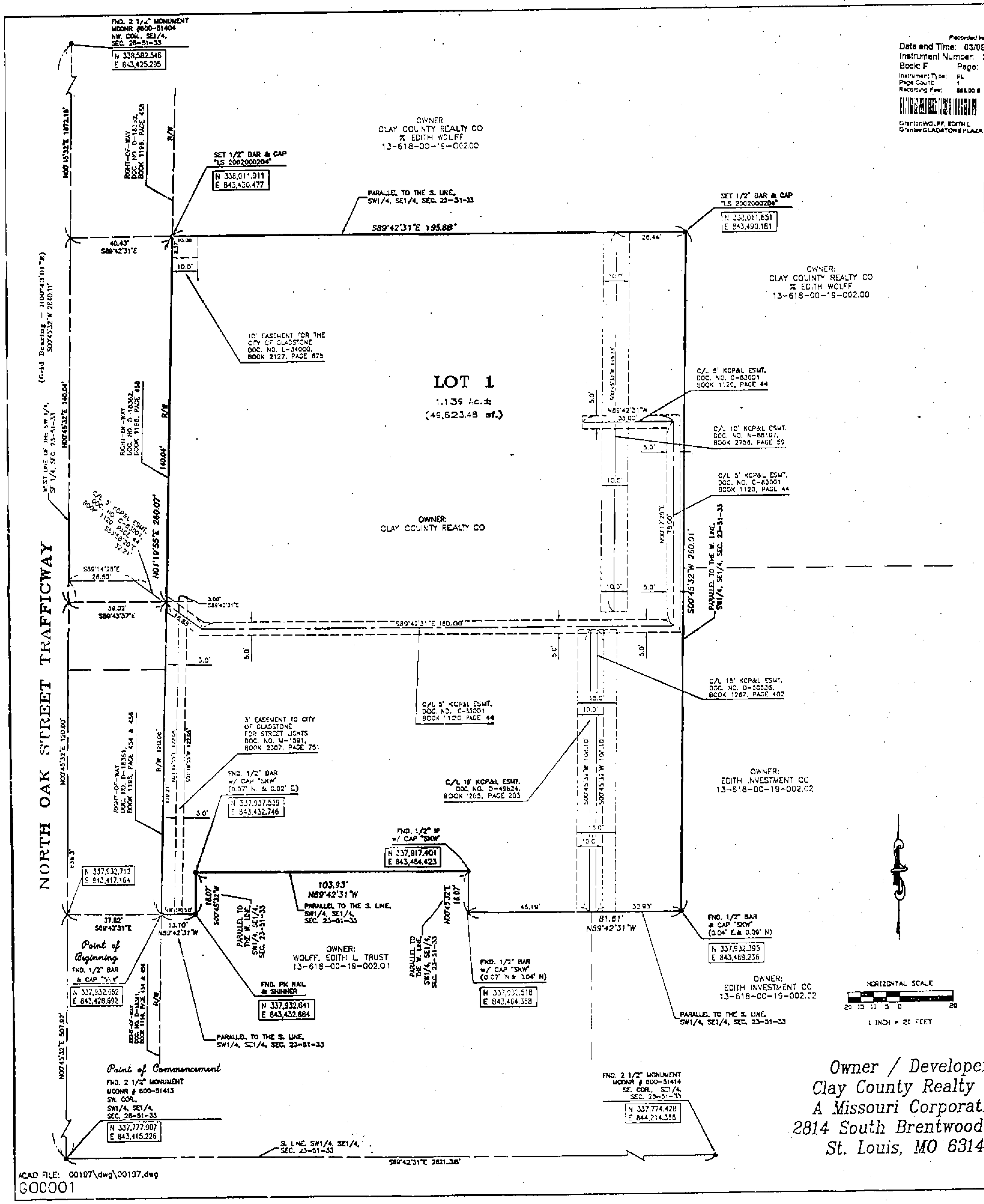
Clay County, Missouri
Land Survey Document



Recorded in Clay County, Missouri
Date and Time: 03/08/2005 at 10:43:09 AM
Instrument Number: 2005009067
Book: F Page: 176
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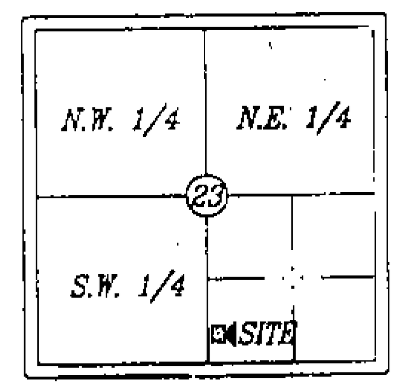
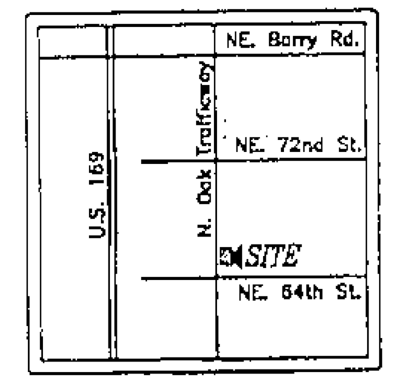
Page Count: 1
Grantor: WOLFF, EDITH L
Grantee: GLADSTONE PLAZA FINAL PLAT
Robert T Sevier, Recorder

FINAL PLAT
GLADSTONE PLAZA
LOT 1
GLADSTONE, CLAY COUNTY, MISSOURI



Twp. 51, Rng. 33



Vicinity Map

LEGAL DESCRIPTION:

All that part of the West half of the Southwest Quarter of the Southeast Quarter of Section 23, Township 51, Range 33 in Gladstone, Clay County, Missouri, further described as follows:

Commencing from the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 23, Township 51, Range 33, in Gladstone, Clay County, Missouri; thence North 00 degrees, 45 minutes, 32 seconds East, a distance of 507.92 feet along the West Line of the said Quarter Quarter Section; thence South 89 degrees, 42 minutes, 31 seconds East, a distance of 37.82 feet to the East right-of-way of North Oak Street Trafficway (as now established) also being the Point Of Beginning; thence North 01 degrees, 19 minutes, 55 seconds East, a distance of 260.07 feet along the said right-of-way; thence departing the said right-of-way, South 89 degrees, 42 minutes, 31 seconds East, parallel to the South line of said Quarter Quarter Section, a distance of 195.68 feet; thence South 00 degrees, 45 minutes, 32 seconds West, parallel to the West line of said Quarter Quarter Section a distance of 260.01 feet; thence North 89 degrees, 42 minutes, 31 seconds West, parallel to the South line of said Quarter Quarter Section, a distance of 81.61 feet; thence North 00 degrees, 45 minutes, 32 seconds East, parallel to the West line of said Quarter Quarter Section, a distance of 18.07 feet; thence North 89 degrees, 42 minutes, 31 seconds West, parallel to the South line of said Quarter Quarter Section, a distance of 103.93 feet; thence South 00 degrees, 45 minutes, 32 seconds West, parallel to the West line of said Quarter Quarter Section, a distance of 18.07 feet; thence North 89 degrees, 42 minutes, 31 seconds West, parallel to the South line of said Quarter Quarter Section, a distance of 13.10 feet to the Point Of Beginning of said tract of land, containing 1.139 acres or 49,623.48 square feet more or less and subject to all easements, reservations, and restrictions of record.

SURVEYOR'S NOTES:

- ● = Set 1/2" I.P. w/ Cap "PLS 2002000244"
- ⊠ = 5/8" I.P. w/ Alum. Mon. Stamped "PLS 2002000244" (as noted)
- ● = Found Iron Bar (As Noted)

1. This survey does not constitute a title search by the Surveyor. All information regarding record easements, adjoiners and other documents that might affect the quality of title to tract shown hereon, was gained from a Commitment for Title Insurance issued by First American Title of Kansas City, Commitment No. 429712, dated October 01, 2004, Commitment Amendment Revised dated October 29, 2004.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. All rear lot corners will be set with a 1/2" Iron Pin (I.P.) & cap "PLS 2002000244".
4. Curb notches will be set on top of curbs at extensions of lot lines.
5. Coordinates shown hereon were developed from Station CL-14, and based on Missouri State Plane Coordinate System of 1983, West Zone, using a grid factor of 0.9999026. The grid bearings are as noted on the West line the SW 1/4, SE 1/4, Sec. 23-51-33.
6. Basis of bearings: W. Line, SW 1/4, SE 1/4, Sec. 23, Twp. 51, Rng. 33 = N00°45'32"E.
7. This plat prepared on November 30, 2004.
   Revised on December 08, 2004.
   Revised on December 21, 2004.
   Revised on December 28, 2004.
   Revised on February 08, 2005.

LEGEND:

- C/L - CENTERLINE
- IP - IRON PIN
- U/E - UTILITY EASEMENT

Owner / Developer
Clay County Realty Co.
A Missouri Corporation
2814 South Brentwood Blvd
St. Louis, MO 63144

Cal-F
4/5/05 DRL

BORDEN SURVEYING, L.L.C.
COMMERCIAL • RESIDENTIAL
CONSTRUCTION
601 NW. 8th St., Suite 400
Blue Springs, Missouri 64014
Phone: 816.220.7775
Fax: 816.220.7765
bordensurveying@sbcglobal.net

DEDICATION:

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

"GLADSTONE PLAZA"

STREETS:

Street right-of-way shown on this plat not heretofore dedicated to public is hereby dedicated.

BUILDING SET BACKS:

All Building set back lines are hereby established, as shown hereon, and no building or portion thereof shall be built between this line and the lot line nearest thereto, they are labeled "B/L".

EASEMENTS:

An easement or license is hereby granted to the City of 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 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" or "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 areas, 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 easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted with 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.

IN TESTIMONY WHEREOF, Clay County Realty, a Missouri corporation has caused these presents to be signed by its President this day 14th of Feb., 2005.

By: Edith L Wolff

State of Missouri)
St. Louis
County of [illegible])

On this 14th day of Feb., 2005, before me, the undersigned Notary Public, personally appeared Edith L. Wolff to me personally known, who being duly sworn did say that she is a President of Clay County Realty, a Missouri corporation, and that said instrument was signed and sealed in behalf of said Clay County Realty, a Missouri corporation, and that Edith L. Wolff acknowledged said instrument to be the free act and deed of Clay County Realty, a Missouri corporation.

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

Sandra S Rhodes — Notary Public (Signed), St. Louis County, Missouri
3/11/07 — My commission expires
Sandra S. Rhodes — Notary Public (Printed)

SANDRA S. RHODES
Notary Public — Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires Mar. 11, 2007

IN TESTIMONY WHEREOF, As owner of improvements on the property being platted: Bank Midwest, N.A., a national banking association has caused these presents to be signed by its Senior Vice President, this day 22 of FEB, 2005.

By: Jim Fowler, Senior Vice President

State of Missouri)
)ss
County of Jackson)

On this 22nd day of Feb, 2005, before me, the undersigned Notary Public, personally appeared Jim Fowler, to me personally known, who being duly sworn did say that he is a Vice President of Bank Midwest, N.A., and that said instrument was signed and sealed in behalf of said Bank Midwest, N.A., and that Jim Fowler acknowledged said instrument to be the free act and deed of Bank Midwest, N.A.

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

Notary Public (Signed), Jackson County, Missouri — My commission expires
Sheri Ramirez — Notary Public (Printed)

CITY OF GLADSTONE, MISSOURI APPROVALS:

CITY PLAN COMMISSION:
Approved: Jan 18, 05
Brian Hill - Chairman

CITY COUNCIL:
Approved: Jan 24 05 ord 3.943
Wayne Beer - Mayor
Cathy Swenson, City Clerk

CITY OF GLADSTONE CORPORATE SEAL

APPROVED BY CLAY COUNTY ASSESSOR:

By: ____________ Date: ____________

CERTIFICATION:

I hereby Certify that the Plat of "GLADSTONE PLAZA" 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. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivision to the best of my professional knowledge and belief.

DAVID [illegible] BORDEN, PLS # 2002000244 — DATE 2-10-05

http://www.ClayCoGov.com