Clay County, Missouri
Land Survey Document

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SANTERRA AT SHADY LANE, 3rd PLAT

A REPLAT OF PORTIONS OF BLOCKS 1 & 2, SANTERRA AT SHADY LANE, 1st PLAT

A SUBDIVISION IN THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 51 NORTH, RANGE 33 WEST

GLADSTONE, CLAY COUNTY, MISSOURI

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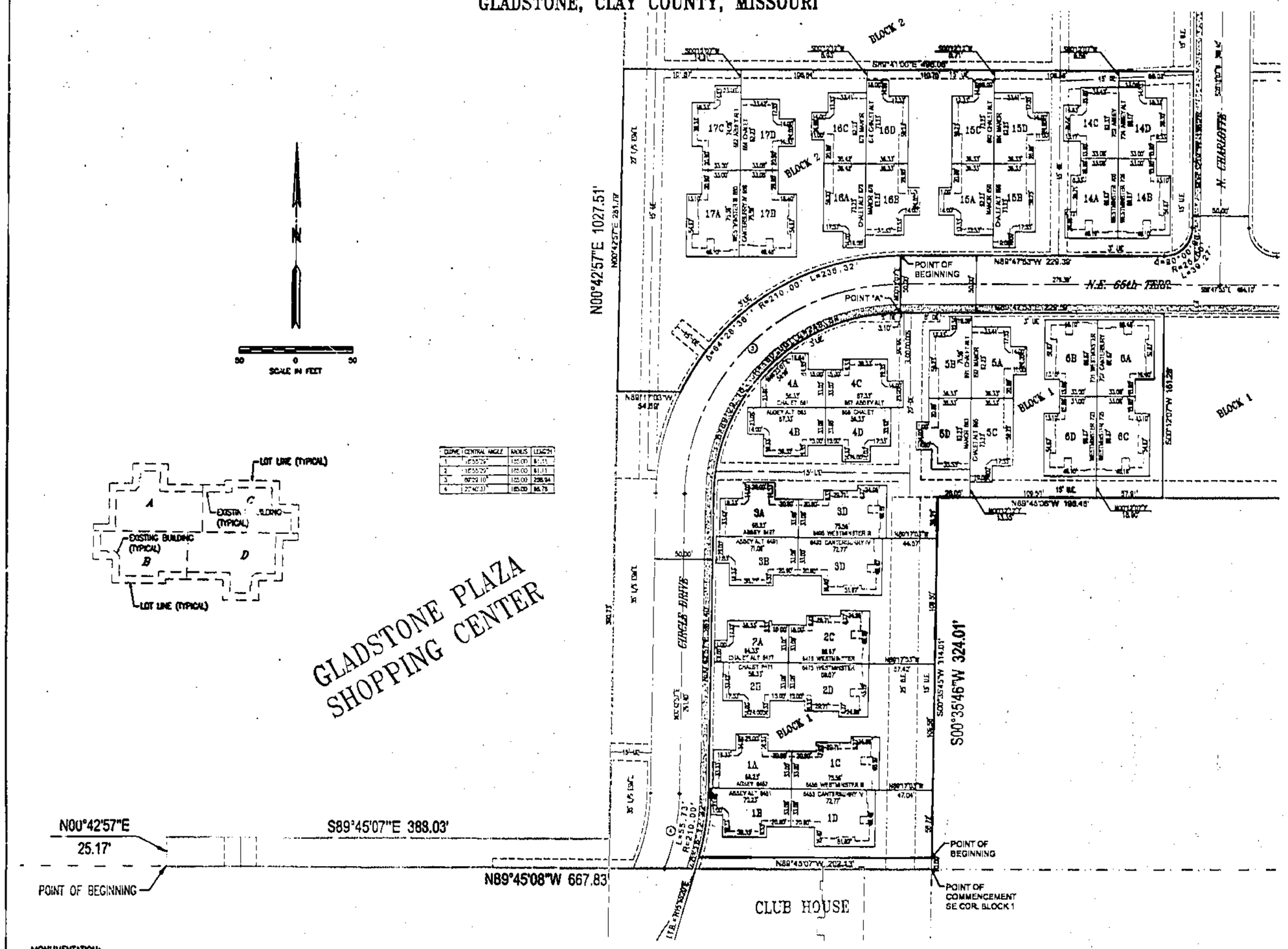
Grantor: REVEDA OF GLADSTONE INC
Grantee: SANTERRA AT SHADY LANE 3RD PL
Robert T Sarver, Recorder



CURVE	CENTRAL ANGLE	RADIUS	LENGTH
1	16°55'25"	125.00	36.91
2	16°55'25"	125.00	36.91
3	88°22'10"	125.00	208.94
4	37°42'31"	185.00	84.76

DESCRIPTION:

This is a replat of portions of Blocks 1 and 2, SANTERRA AT SHADY LANE, 1st PLAT, a subdivision in Gladstone, Clay County, Missouri, lying in the Southeast Quarter of Section 23, Township 51, Range 33, described as follows:

COMMENCING at the Southeast corner of said Block 1, SANTERRA AT SHADY LANE, 1st PLAT; thence North 00 degrees 33 minutes 45 seconds East, a distance of 10.00 feet to the POINT OF BEGINNING; thence North 89 degrees 45 minutes 07 seconds West, a distance of 202.13 feet to a point on a curve of the Easterly Right-of-way line of CIRCLE DRIVE as now established; thence along a curve to the left of said Easterly Right-of-way line, said curve having an Initial Tangent Bearing of North 15 degrees 53 minutes 29 seconds East, a Central Angle of 15 degrees 12 minutes 22 seconds and a Radius of 210.00 feet, an Arc Distance of 55.73 feet to a point of tangency; thence North 00 degrees 42 minutes 57 seconds East along said Easterly Right-of-way line, a distance of 281.40 feet to a point of curvature; thence along a curve to the right of said Easterly Right-of-way line that transitions into the Southerly right-of-way line of N.E. 65th TERRACE as now established, said curve having a Central Angle of 89 degrees 29 minutes 10 seconds and a Radius of 160.00 feet, an Arc Distance of 249.99 feet to a point of tangency, said point hereinafter to be designated as POINT "A"; thence South 89 degrees 47 minutes 33 seconds East along the Southerly Right-of-way line of N.E. 65th TERRACE, a distance of 229.57 feet; thence South 00 degrees 12 minutes 07 seconds West, a distance of 181.28 feet to a point on the Southeasterly line of said Block 1; thence North 89 degrees 45 minutes 08 seconds West along the Southeasterly line of said Block 1, a distance of 195.45 feet; thence South 00 degrees 33 minutes 45 seconds West continuing along said Southeasterly line, a distance of 314.01 feet to the POINT OF BEGINNING.

ALSO

COMMENCING at the above described POINT "A"; thence North 00 degrees 12 minutes 07 seconds East, a distance of 50.00 feet to a point of curvature of the Northwesterly Right-of-way line of said N.E. 65th TERRACE to the POINT OF BEGINNING, said point also being on the Southeasterly line of Block 2, SANTERRA AT SHADY LANE, 1st PLAT; thence along a curve to the left of said Northwesterly right-of-way line, said curve having an Initial Tangent Bearing of North 89 degrees 47 minutes 33 seconds West, a Central Angle of 64 degrees 28 minutes 28 seconds and a radius of 210.00 feet, an Arc distance of 236.32 feet; thence North 79 degrees 17 minutes 03 seconds West, a distance of 54.89 feet to a point on the Westerly line of said Block 2; thence North 00 degrees 42 minutes 57 seconds East along the Westerly line of said Block 2, a distance of 261.79 feet; thence South 89 degrees 41 minutes 00 seconds East, a distance of 406.06 feet to a point on the Easterly line of said Block 2, said point also being on the Westerly Right-of-way line of N. CHARLOTTE as currently established; thence South 00 degrees 12 minutes 07 seconds West along said Westerly Right-of-way line to a point of curvature of the Northwesterly corner of the intersection of the said NORTH CHARLOTTE and said N.E. 65th TERRACE, said curve having a Central Angle of 90 degrees 00 minutes 00 seconds and a Radius of 25.00 feet, an Arc Distance of 39.27 feet to a point of tangency of the Northwesterly Right-of-way line of said N.E. 65th TERRACE; thence North 89 degrees 47 minutes 33 seconds West along said Northwesterly Right-of-way line, a distance of 229.38 feet to the POINT OF BEGINNING.

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 the 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, 3rd 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 July, 2006

REVEDA OF GLADSTONE, INC.

By: Richard S. Eisner

Richard S. Eisner, President

STATE OF)
) ss.
COUNTY OF)

On this 28th day of July, 2006, 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: Aug 2, 2008

Notary Public in and for Clay County, Missouri

CODY L. AGEE
Notary Public, State of Missouri
Clay County
My Commission Expires: 2 2008
Commission #: 5470188

Approved by the City Council of the City of Gladstone, Missouri on this 24 day of July A.D., 2006 by Ordinance No. 4882

Cathy Swanson, City Clerk

CITY OF GLADSTONE, MISSOURI SEAL

CITY OF GLADSTONE APPROVALS

By: Bill Garnos - Mayor

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

MONUMENTATION:

⊗ MONUMENT = 1/2" IRON BAR IN CONCRETE.
o FOUND IRON BAR
• SET IRON BAR WITH CAP

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

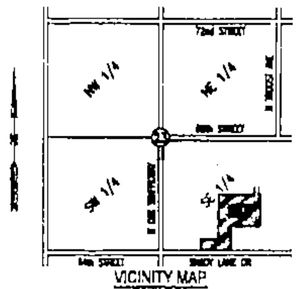
ALL PC'S, PT'S, AND PI'S IN STREETS TO BE SET WITH IRON BARS IN ASPHALT.

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.
[illegible]
Tel: [illegible]

DEVELOPER:
REVEDA OF GLADSTONE, INC.
11605 PAWNEE LANE
SHAWNEE 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.

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, Inc.
16810-C East 40 Highway
Independence, Missouri

Lee N. Bodenheimer L.S. 2114