Clay County, Missouri
Land Survey Document

Recorded in Clay County, Missouri
Date and Time: 11/07/2006 at 03:13:17 PM
Instrument Number: 2006048377
Book: G Page: 87
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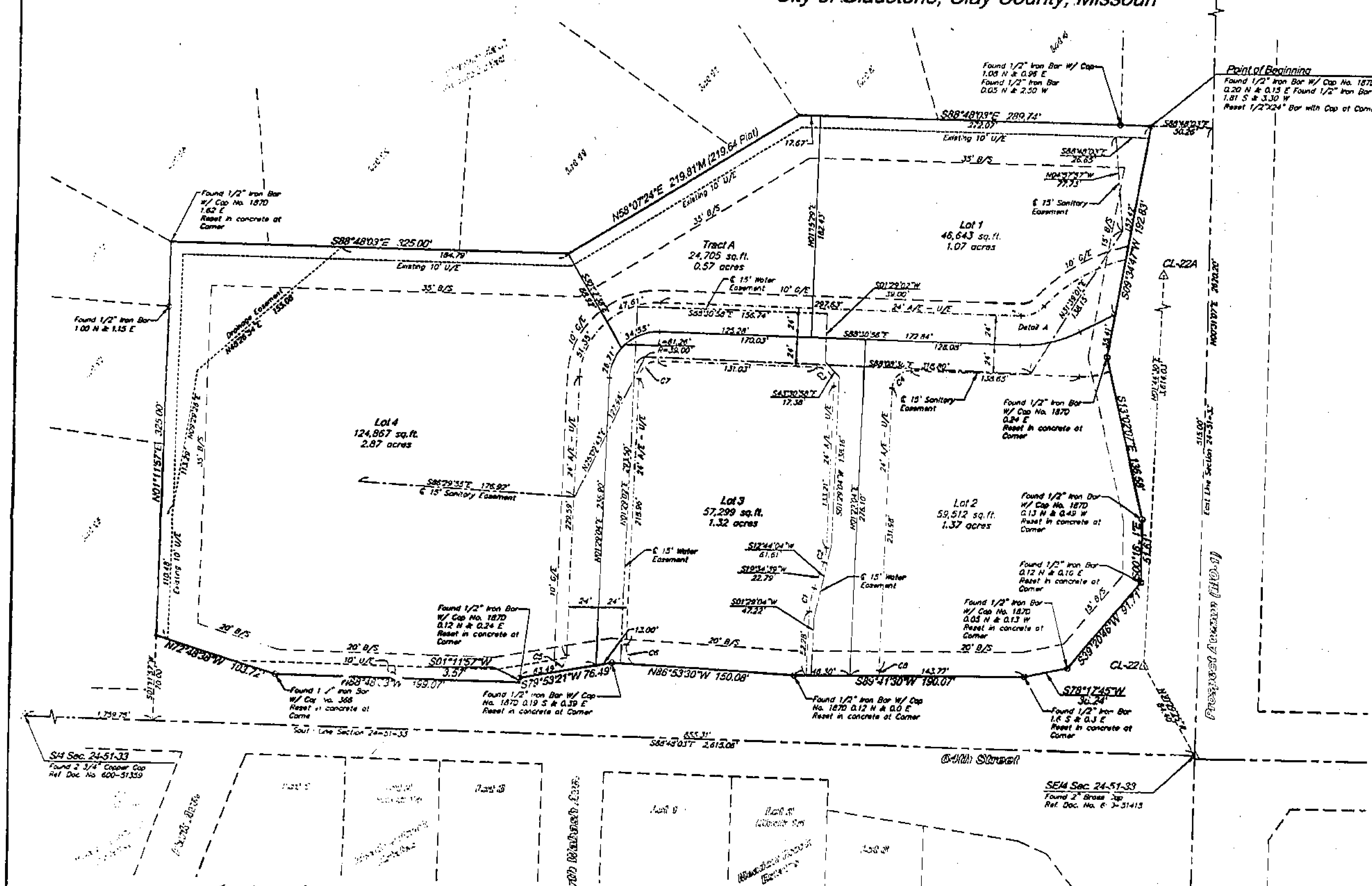
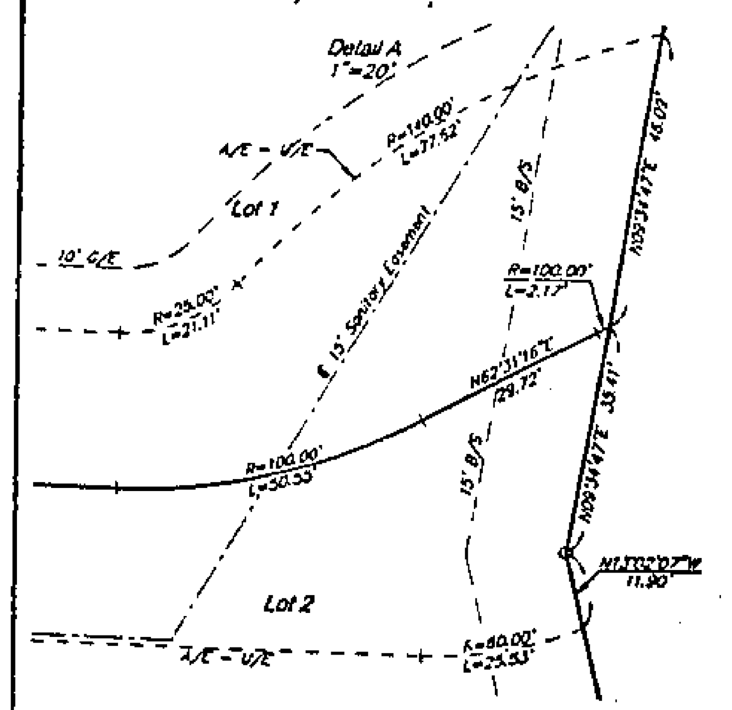
Recording Fee 369.00 S
Grantor WHEELER, GARY
Grantee TOWER PLAZA
Robert T Sevier, Recorder

Final Plat of

Tower Plaza

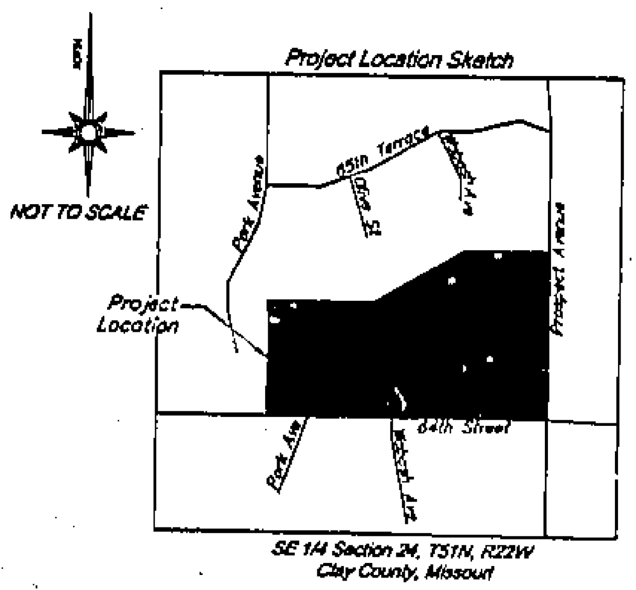
Being a Replat of Prospect Place, a Subdivision In the SE 1/4 of Section 24-T51N-R33W City of Gladstone, Clay County, Missouri

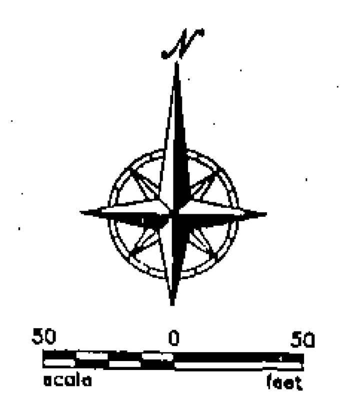




Curve Table

Curve #	Length	Radius
C1	19.59'	62.00'
C2	12.00'	38.00'
C3	23.56'	15.00'
C4	23.56'	15.00'
C5	20.53'	15.00'
C6	17.12'	25.00'
C7	23.56'	15.00'
C8	4.41'	15.00'





Symbol Legend

- ◉ 1/2" x 24" Iron Bar w/PLS 2001015274 Cap in Irregular Concrete Base to be Set
- ○ Found 1/2" Iron Bar (Origin Unknown unless otherwise Noted)
- □ Found 10" X 10" X 5" Sandstone
- (M) Measured Dimension
- (D) Deed Dimension
- U/E Utility Easement
- D/E Drainage Easement
- B/S Building Setback Line
- G/E Gas Easement

Owner/Developer:
Bonnie & Gary Wheeler
Northlander Properties, LLC
11201 NE Reinking
Kansas City, Missouri 64156
(816)781-7797

Legal Description:
All of PROSPECT PLACE, a subdivision of land as filed in Book 18 at Page 9, and vacated North Wabash Court, being a part of the Southeast Quarter of Section 24, Township 51 North, Range 33 West of the Fifth Principal Meridian, Clay County, Missouri, more particularly described as follows:

Commencing at the Southeast Corner of said Southeast Quarter; thence North 00 degrees 31 minutes 07 seconds East along the East line of said Southeast Quarter, a distance of 515.00 feet to the Southeast corner of NORTHAVEN EAST, SECOND PLAT, a subdivision in Clay County, Missouri as filed in Book 19 at Page 9; thence North 88 degrees 48 minutes 03 seconds West along the South line of said Northaven East, a distance of 50.26 feet to a point on the Westerly right-of-way line of Missouri M-1 Highway as described in Document 79788, found in Book 1330, at Page 914, said point being POINT OF BEGINNING; thence South 09 degrees 34 minutes 47 seconds West along said Westerly right-of-way, a distance of 192.83 feet; thence South 13 degrees 02 minutes 07 seconds East continuing along said Westerly right-of-way line, a distance of 136.58 feet; thence South 00 degrees 16 minutes 54 seconds East continuing along said Westerly right-of-way line, a distance of 51.61 feet; thence South 39 degrees 20 minutes 46 seconds West continuing along said Westerly right-of-way line, a distance of 91.71 feet; thence South 78 degrees 17 minutes 45 seconds West, a distance of 36.24 feet to a point 60.00 feet North of the South line of said Southeast Quarter being on the Northerly right-of-way line of 64th Street as described in Document 79788, found in Book 1330, at Page 914; thence South 89 degrees 41 minutes 30 seconds West along said Northerly right-of-way line, a distance of 190.07 feet; thence North 86 degrees 53 minutes 30 seconds West continuing along said Northerly right-of-way line, a distance of 150.08 feet; thence South 79 degrees 53 minutes 21 seconds West continuing along said Northerly right-of-way line, a distance of 76.49 feet; thence South 01 degree 11 minutes 57 seconds West continuing along said Northerly right-of-way line, a distance of 3.57 feet to the Northeast corner of a tract of land described in Book 1988, at Page 600; thence North 88 degrees 48 minutes 03 seconds West along the North line of said tract, a distance of 73.92 feet to the Northeast corner of a tract of land described in Book 1988, at Page 602; thence North 88 degrees 48 minutes 03 seconds West along said tract, a distance of 125.15 feet to the Northeast corner of a tract of land described in Book 1988, at Page 604; thence North 72 degrees 48 minutes 35 seconds West along the North line of said tract, a distance of 103.72 feet to a point on the West line of said NORTHAVEN EAST, SECOND PLAT; thence North 01 degree 11 minutes 57 seconds East along said West line, a distance of 325.00 feet; thence South 88 degrees 48 minutes 03 seconds East along the South line of said NORTHAVEN EAST, SECOND PLAT, a distance of 325.00 feet; thence North 58 degrees 07 minutes 24 seconds East along said South line, a distance of 219.81 feet measured (219.64 feet Platted); thence South 88 degrees 48 minutes 03 seconds East along said South line, a distance of 289.74 feet, to the POINT OF BEGINNING. The above described tract contains 313,026 square feet, or 7.186 acres more or less.

Error of Closure 1:673,033

Surveyor's Notes:

1) 1/2"x24" Capped Iron Bars will be placed at all lot corners at such time when Subdivision construction is complete.
2) Title information as shown is based on Title Commitment Number 24014 as provided by Platte County Title Company, 1104 Platte Falls Road, PO Box 798, Platte City, Missouri 64079 (816) 858-5498
3) Bearing as shown hereon are based upon the Metro Control Network point number CL-22 NAD83. Rotate bearings 00 degrees 24 minutes 29 seconds counter clockwise to match previous plats.
4) Vertical information shown hereon is based upon the Metro Control Network point number CL-22 NAVD88.
5) Right-of-Way information is based upon filed deed information and Missouri Department of Transportation right-of-way plans for M-1 Highway, Project Number M-3314(404), Job Number 4-U-1-100.

Dedication:
The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat which hereafter shall be known as "Tower Plaza".

The Streets, Drives, Terraces and other ways shown hereon and not heretofore dedicated to the public are hereby so dedicated.

AN EASEMENT is hereby granted all public utility companies, their successors or assigns or rural water districts duly incorporated and authorized to do business in Gladstone, Clay County, Missouri, to enter upon, over and under these areas outlined and designated on this plat as "Utility Easement" for purposes of utility installations and maintenance thereof. Said utility installations shall be restricted to underground installations only, and the use of said easement by any such entity shall obligate such entity to return said easement to its condition prior to any installation, maintenance or repair performed on said easement.

Tracts A will be owned and maintained by a commercial business owners association, and shall be used as a Drainage Easement.

Drives A&B, located in access easement shall provide common access to all lots. Maintenance for each drive shall be addressed in private subdivision restrictions.

Zoning:
The herein described tract is zoned CP-1, Neighborhood Shopping Center District.

Restrictions:
The herein described tract is subject to a separate Declaration of Restrictions recorded in Book____, Page____, in the office of the Register of Deeds, Clay County, Missouri.

Execution:
This is to certify that the undersigned is the owner of the land described in the plat, and that all previous taxes have been paid, and that they have caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the style and title thereon indicated.

Given under my hand at Gladstone, Missouri this 7 day of November A.D. 2006.

Gary Wheeler
Bonnie Wheeler

Notary Certificate:
Be it remembered that on this 7 day of November, 2006, before me, a notary public in and for said County and State, came Gary and Bonnie Wheeler, to me personally known to be the same person(s) who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

(SEAL)

GEORGE ADAIR
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Dec. 29, 2008

Notary Public

My Commission Expires: ________

City Planning Commission Approval:
This plat of Tower Plaza has been submitted to and approved by the Gladstone Planning Commission this 6 day of Nov, 2006.

Efton Hill, Chairman

City Commission Approval:
This plat and the public rights of way has been approved by the City Commission of Gladstone, Missouri, this 6 day of Nov, 2006.

(SEAL)

CITY OF GLADSTONE
CORPORATE SEAL
MISSOURI

Bill Gross, Mayor

ATTEST:

Cathy Swenson, City Clerk

Recorder of Deeds Certificate:
Plat of Tower Plaza was filed for record this ____ day of ________, 2006 A.D., ___:___.M., and duly recorded in volume _____ of plats, at page ______.

Robert T. Sevier, Register of Deeds, Clay Co. Missouri

Surveyor's Certificate:
I hereby certify that this plat, and the survey it is based upon was conducted 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, State of Missouri. I further certify that I have complied with all statutes, ordinances and regulation governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

Joseph B. Strick, MO-PLS 2001015274   Date

McAFEE, HENDERSON & STRICK, INC.
Civil Engineering + Land Surveying
360 Santa Fe Leavenworth, KS 66048
Ph: (913) 651-6100 Fax: (913) 651-6178
Proj. No. 2004.042 Date: 6-03-2005

Cely. B.
12/6/06 DR.

http://www.ClayCoGov.com