Clay County, Missouri
Land Survey Document

L 17539 DEC 14 1982

CLEAR CREEK MEADOWS

DESCRIPTION:

This is a subdivision of land in the North one-half of Section 35, Township 53, Range 31, Clay County, Missouri, [illegible] and described as follows: Beginning at the Northwest corner of the East one-half of the Northeast Quarter of said Section [illegible]; thence South 0°06'50" East along the West line of the East one-half of the Northeast Quarter of said Section [illegible] to a point on the South right-of-way line of Missouri Highway No. 92, as now established; thence South [illegible] West along the South line of said Missouri Highway No. 92, 67.83 feet to the True Point of Beginning of the subdivision to be hereinafter described; thence Southeasterly on a curve to the left, having an initial tangent bearing of South 0°06'50" East, having a radius of 170.00 feet, an arc distance of 180.50 feet; thence Southerly on a curve to the right, having an initial tangent bearing of South 41°09'04" East, having a radius of 232.00 feet, an arc distance of 164.93 feet; thence South [illegible] East 681.78 feet; thence North 85°33'35" East and parallel to the North line of the Northwest Quarter of said Section 35, [illegible] feet to a point in the centerline of Clear Creek, as now located; thence South 62°12'52" East along the centerline of Clear Creek, 85.07 feet to a point in the East line of the Northwest Quarter of said Section 35; thence South along the East line of the Northeast Quarter of said Section 35 232.00 feet to a point in the centerline of said Clear Creek; (the following courses are along the centerline of Clear Creek); thence South 20°33'08" West, 42.02 feet; thence South [illegible] West, 190.30 feet; thence South 35°20'30" West 210.00 feet; thence South 33°53'20" West 220.00 feet; thence [illegible] 172.50 feet; thence South 25°30'00" West 233.00 feet; thence South 13°14'50" West [illegible] feet; thence South [illegible] feet; thence South 41°30'00" West 180.00 feet; thence South 12°00'00" West 350.00 feet to a point in the South line of the Northeast Quarter of said Section 35; thence South 89°50'45" West, departing from the centerline of said Clear Creek, along the South line of the Northeast Quarter of said Section 35, 1010.56 feet to the Southwest corner of the East one-half of the Northeast Quarter of said Section 35; thence North 0°06'50" West along the West line of the East one-half of the Northeast Quarter of said Section 35, 702.93 feet; thence North 76°22'15" West 31.27 feet; thence North 0°06'50" West and parallel to the West line of the East one-half of the Northeast Quarter of said Section 35, 1663.20 feet; thence Northwesterly on a curve to the left, having a radius of 170.00 feet, an arc distance of 121.04 feet; thence Northerly on a curve to the right, having an initial tangent bearing of North 41°09'04" West, having a radius of 232.00 feet, an arc distance of 164.93 feet; thence North 85°33'35" East along the South right-of-way line of said Missouri Highway No. 92, 60.00 feet to the True Point of Beginning.

DEDICATION

The undersigned owners of the above described tract of land has caused the same to be subdivided [illegible] accompanying plat, which subdivision and plat shall be hereinafter known as:

CLEAR CREEK MEADOWS

EASEMENTS: An easement or license is hereby granted to Clay County, Missouri, to locate, construct, and maintain or authorize the location, construction and maintenance and use of conduits for water, gas, sewer, steam, poles or wires or all and over the [illegible] over, under and along the strips marked "Utility Easements".

[illegible] are hereby dedicated to public use and are hereby so designated.

[illegible] are hereby established as shown on the accompanying plat and no building or portion thereof will be built within [illegible] feet of the street line.

RESTRICTIONS: Restrictions are set forth and recorded as a separate instrument in the Office of the Recorder of Deeds in Clay County, Missouri.

[illegible] witness this 23rd day of November 1982.

Robert C. Eldridge

Jo Ann Eldridge

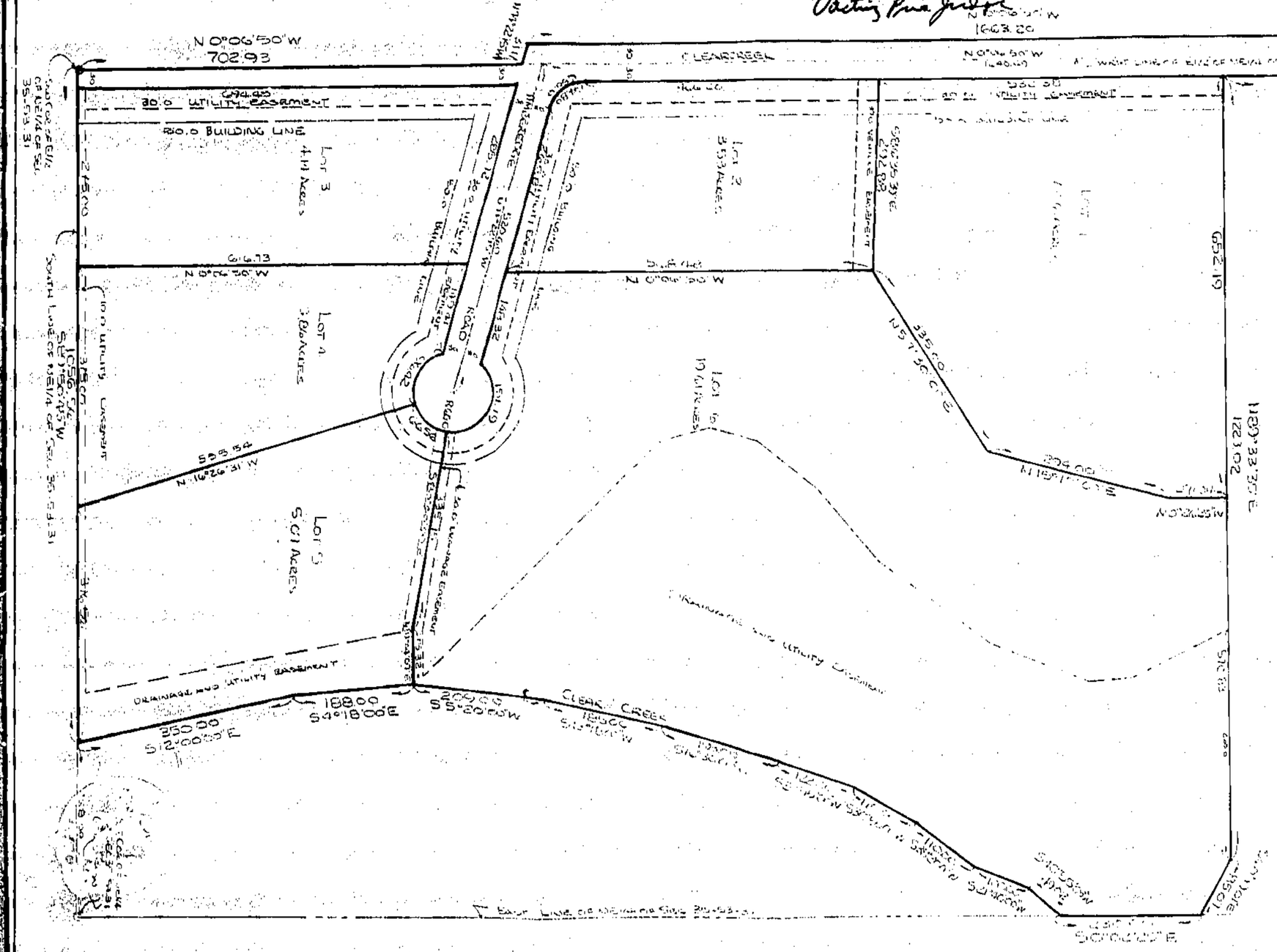
[illegible] has hereunto set my hand and affixed my official seal the day and year last written above.

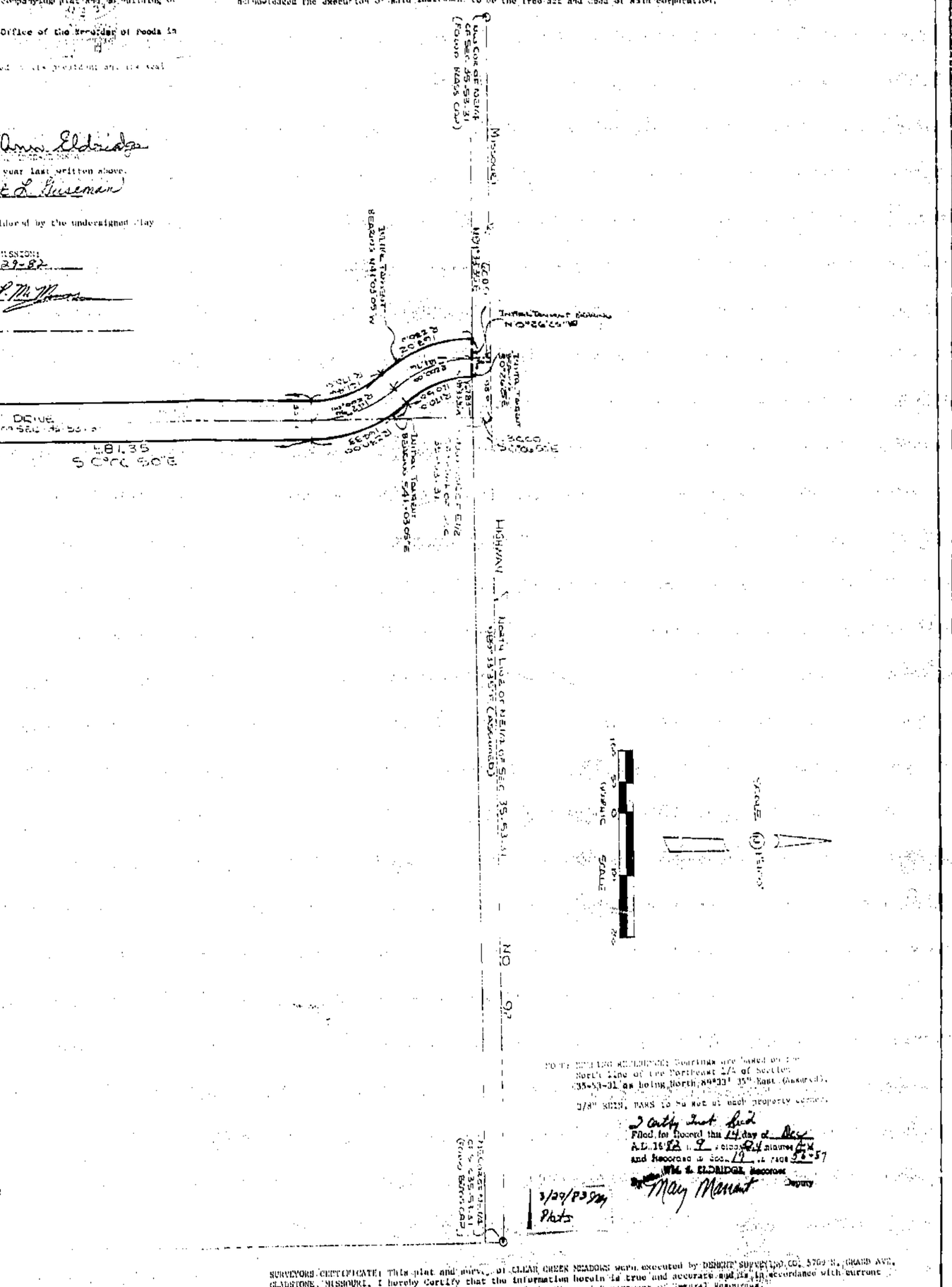
Margaret L. Bussman

MARGARET L. BUSSMAN
Notary Public - State of Missouri
My Commission Expires

CERTIFICATE OF APPROVAL: This plat of CLEAR CREEK MEADOWS has been submitted to and considered by the undersigned Clay County Officials and is hereby [illegible]

[illegible] 11-29-82





[illegible] Bearings are based on the North line of the Northeast 1/4 of Section 35-53-31 as being North 89°33' 35" East (Assumed).

5/8" RODS, MARKS to be set at each property corner.

I certify that filed
Filed for Record this 14 day of Dec
A.D. 19 82 at 9 o'clock 24 minutes PM
and Recorded in Book 14 at Page 57-57
WM. E. ELDRIDGE, Recorder
By May Marshall Deputy

3/29/83 Plat

SURVEYORS CERTIFICATE: This plat and survey of CLEAR CREEK MEADOWS was executed by DEBORT SURVEYING CO., 5700 N. GRAND AVE., GLADSTONE, MISSOURI. I hereby certify that the information herein is true and accurate and is in accordance with current minimum standards for property boundary surveys of the Missouri Department of Natural Resources.

Larry L. Debort
LARRY L. DEBORT - [illegible]

http://www.ClayCoGov.com