Clay County, Missouri
Land Survey Document

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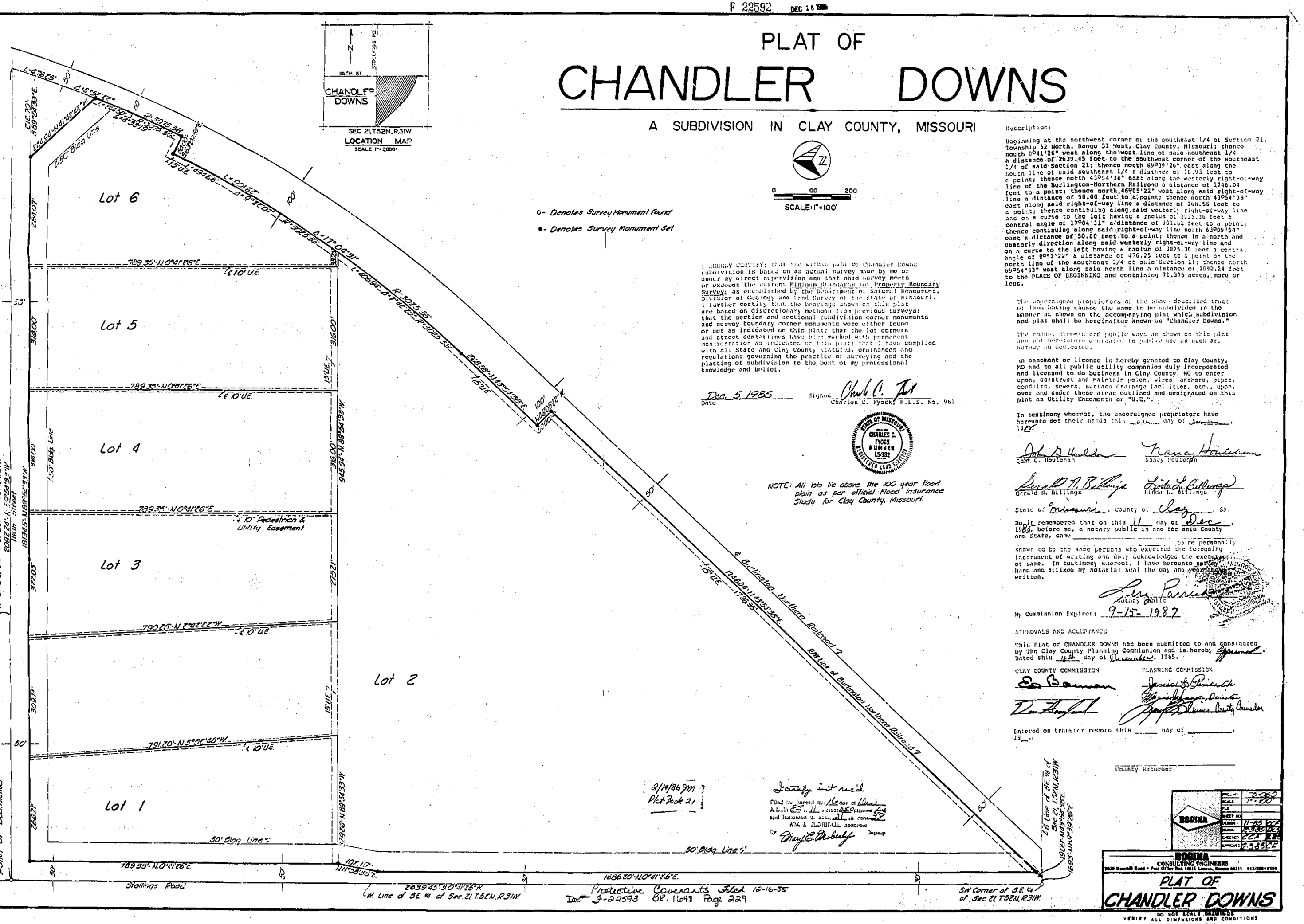
R 22592 DEC 16 1985

PLAT OF
CHANDLER DOWNS

A SUBDIVISION IN CLAY COUNTY, MISSOURI



I HEREBY CERTIFY; that the within plat of Chandler Downs subdivision 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. I further certify that the bearings shown on this plat are based on discretionary methods from previous surveys; that the section and sectional subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that the lot corners and street centerlines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Clay County statutes, ordinances and regulations governing the practice of surveying and the platting of subdivision to the best of my professional knowledge and belief.

Dec. 5 1985 — Date

Signed Charles C. Fyock — Charles C. Fyock, R.L.S. No. 982

Description:

Beginning at the northwest corner of the southeast 1/4 of Section 21, Township 52 North, Range 31 West, Clay County, Missouri; thence south 0°41'26" west along the west line of said southeast 1/4 a distance of 2639.45 feet to the southwest corner of the southeast 1/4 of said Section 21; thence north 89°39'26" east along the south line of said southeast 1/4 a distance of 16.93 feet to a point; thence north 43°54'38" east along the westerly right-of-way line of the Burlington-Northern Railroad a distance of 1746.04 feet to a point; thence north 46°05'22" west along said right-of-way line a distance of 50.00 feet to a point; thence north 43°54'38" east along said right-of-way line a distance of 268.56 feet to a point; thence continuing along said westerly right-of-way line and on a curve to the left having a radius of 3025.36 feet a central angle of 17°04'31" a distance of 901.82 feet to a point; thence continuing along said right-of-way line south 61°09'54" east a distance of 50.00 feet to a point; thence in a north and easterly direction along said westerly right-of-way line and on a curve to the left having a radius of 3075.36 feet a central angle of 8°52'22" a distance of 476.25 feet to a point on the north line of the southeast 1/4 of said Section 21; thence north 89°54'33" west along said north line a distance of 2092.24 feet to the PLACE OF BEGINNING and containing 71.375 acres, more or less.

The undersigned proprietors of the above described tract of land having caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision and plat shall be hereinafter known as "Chandler Downs."

The roads, streets and public ways as shown on this plat are not hereby dedicated to public use as such but are hereby so Dedicated.

An easement or license is hereby granted to Clay County, MO and to all public utility companies duly incorporated and licensed to do business in Clay County, MO to enter upon, construct and maintain poles, wires, anchors, pipes, conduits, sewers, surface drainage facilities, etc., upon, over and under these areas outlined and designated on this plat as Utility Easements or "U.E.".

In testimony whereof, the undersigned proprietors have hereunto set their hands this 6th day of December, 1985.

John D. Houlihan — Nancy Houlihan
John C. Houlihan — Nancy Houlihan

Gerald N. Billings — Linda L. Billings
Gerald N. Billings — Linda L. Billings

State of Missouri, County of Clay, SS.

Be it remembered that on this 11 day of Dec, 1985, before me, a notary public in and for said County and State, came _____ and _____ to me personally known to be the same persons 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 last above written.

Lisa Parrish
Notary Public

My Commission Expires: 9-15-1987

APPROVALS AND ACCEPTANCE

This Plat of CHANDLER DOWNS has been submitted to and considered by The Clay County Planning Commission and is hereby Approved. Dated this 4th day of December, 1985.

CLAY COUNTY COMMISSION — PLANNING COMMISSION

Entered on transfer record this _____ day of _____, 19__.

County Recorder

3/14/86 9:00 Plat Book 21

I certify int rec'd
Filed for record this 16 day of June
A.D. 19 86 at 11 o'clock 55 minutes
and recorded in book 21 at page 32
NINA L. BLOBAUM, Recorder
By Sheryl E. Peabody, Deputy

Protective Covenants filed 12-16-85
Doc # J-22593 Bk. 1648 Page 229

PROJECT	2-880
SCALE	1"=100'
FILE	
SHEET NO.	
DATE	11-85
DRAWN	
CHECKED	
APPROVED	

BOGINA
CONSULTING ENGINEERS
8030 Nieball Road • Post Office Box 16615 Lenexa, Kansas 66215 913/888-5329

PLAT OF
CHANDLER DOWNS

DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS AND CONDITIONS