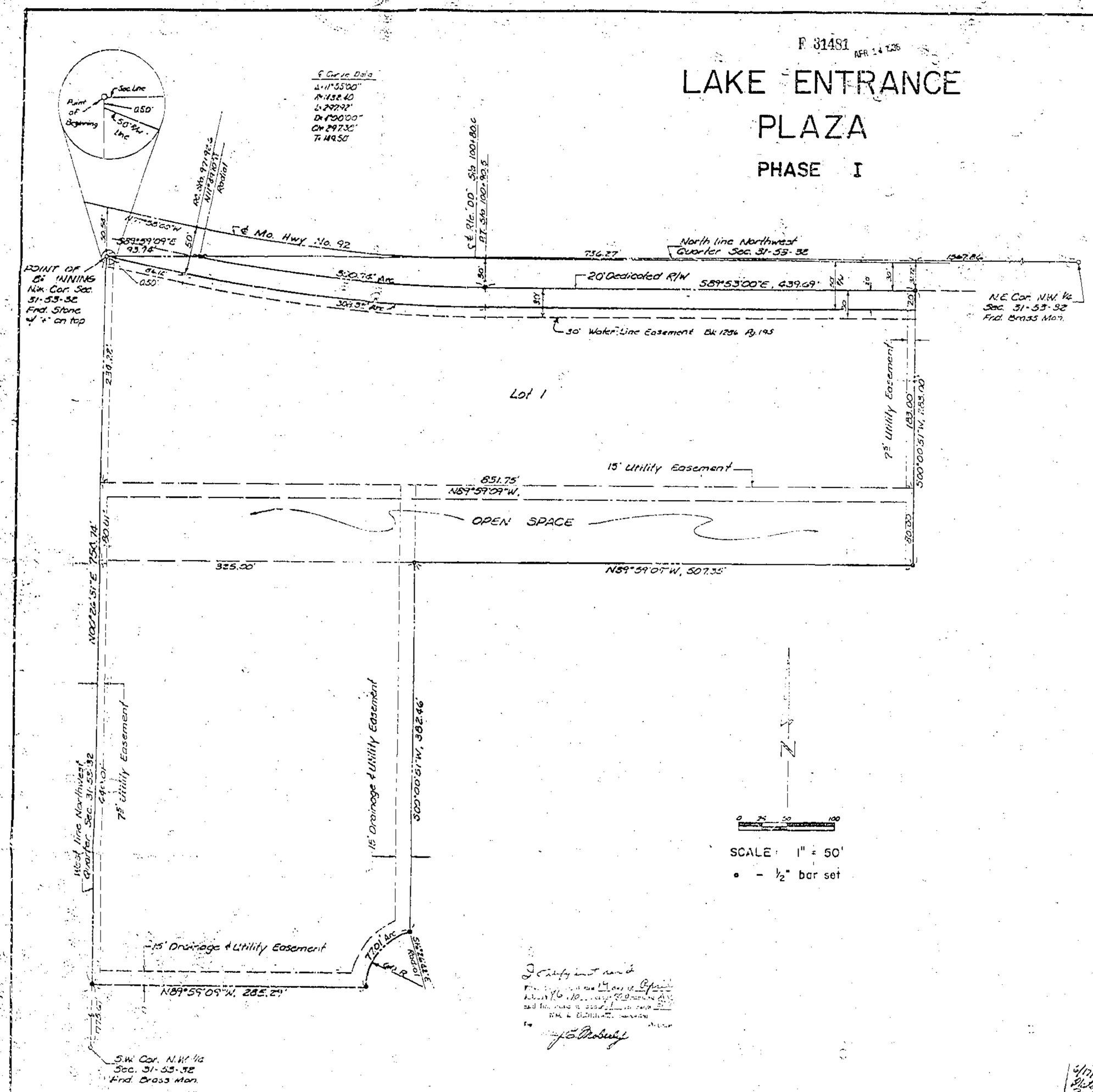
Clay County, Missouri
Land Survey Document

F 31481 APR 14 1986

LAKE ENTRANCE PLAZA

PHASE I



LEGAL DESCRIPTION:
A tract of land located in the Northwest Quarter of Section 31, Township 53 North, Range 32 West, Clay County, Missouri, described as follows: Beginning at the Northwest Corner of the Northwest Quarter of said Section 31; thence S89°59'09"E on the North line of said Northwest Quarter a distance of 93.76 feet to a point on the South-erly Right-of-Way Line of Missouri State Highway No. 92, said point being on a curve, nontangent; thence Northwest, having a radius of 1,462.00 feet and from which point a radial bears N11°19'10"E; thence Southwesterly on said curve and said Right-of-Way line through a central angle of 11°42'00" an arc distance of 300.74 feet; thence S89°53'00"E continuing on said Right-of-Way line a distance of 439.69 feet; thence S00°00'51"W a distance of 283.00 feet; thence N89°59'09"W a distance of 507.35 feet; thence S00°00'51"W a distance of 207.46 feet to a point on the Northerly Right-of-Way line of a Future County Road said point being on a curve, nontangent; thence South-Southeast, having a radius of 60.00 feet and from which point a radial bears S16°26'42"E; thence Southwesterly on said curve and said Right-of-Way line through a central angle of 73°32'27" an arc distance of 77.01 feet; thence N89°59'09"W a distance of 285.29 feet to a point on the West Line of said Northwest Quarter; thence N00°26'51"E on said West Line a distance of 758.74 feet to the point of beginning. Containing 28.79 acres more or less.

DEDICATION:
The undersigned owner of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall be hereinafter known as: LAKE ENTRANCE PLAZA - PHASE I

OPEN SPACE:
A tract of land containing 1.53 acres more or less shall be improved with trees, shrubs and grass in accordance with a landscape plan submitted to and approved by the County Planning Director.

EASEMENTS:
An easement 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 mains, poles or wires or all or any of them over, under, and along the strips marked "Utility Easements", or "U.E.".

STREETS:
Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

IN WITNESS WHEREOF:
LAKE ENTRANCE ASSOCIATES, LTD., a Missouri Limited Partnership, has caused these presents to be signed by its General Partner this 27th day of March, 1986.

LAKE ENTRANCE ASSOCIATES, LTD.

Warren K. Pargent - General Partner

~~State of Missouri~~
~~County of Clay~~) ss

Be it remembered that on this 27th day of March, 1986, before me, a Notary Public in and for said County and State, came Warren K. Pargent to me personally known to be the same person 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.

Notary Public

My Commission Expires: 4/4/90

CERTIFICATE OF APPROVAL:
This plat of LAKE ENTRANCE PLAZA - PHASE I has been submitted to and approved by the Clay County Planning Commission the 5th day of February, 1986.

These easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri, the 14th day of April, 1986.

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY; that the within plat of LAKE ENTRANCE PLAZA - PHASE I 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 the bearings shown on the Missouri State Highway Plans Project Sta. 100+50 = Station 112+34.5 being S89°53'00"E; 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.

3-17-1986
Date

David W. Thomas
Registered Land Surveyor No. L.S. 1433

KAW VALLEY ENGINEERING & DEVELOPMENT, INC.
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