Clay County, Missouri
Land Survey Document

Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732

N 32593 SEP 7 1994

GRAND HILLS

FINAL PLAT
Clay County, Missouri

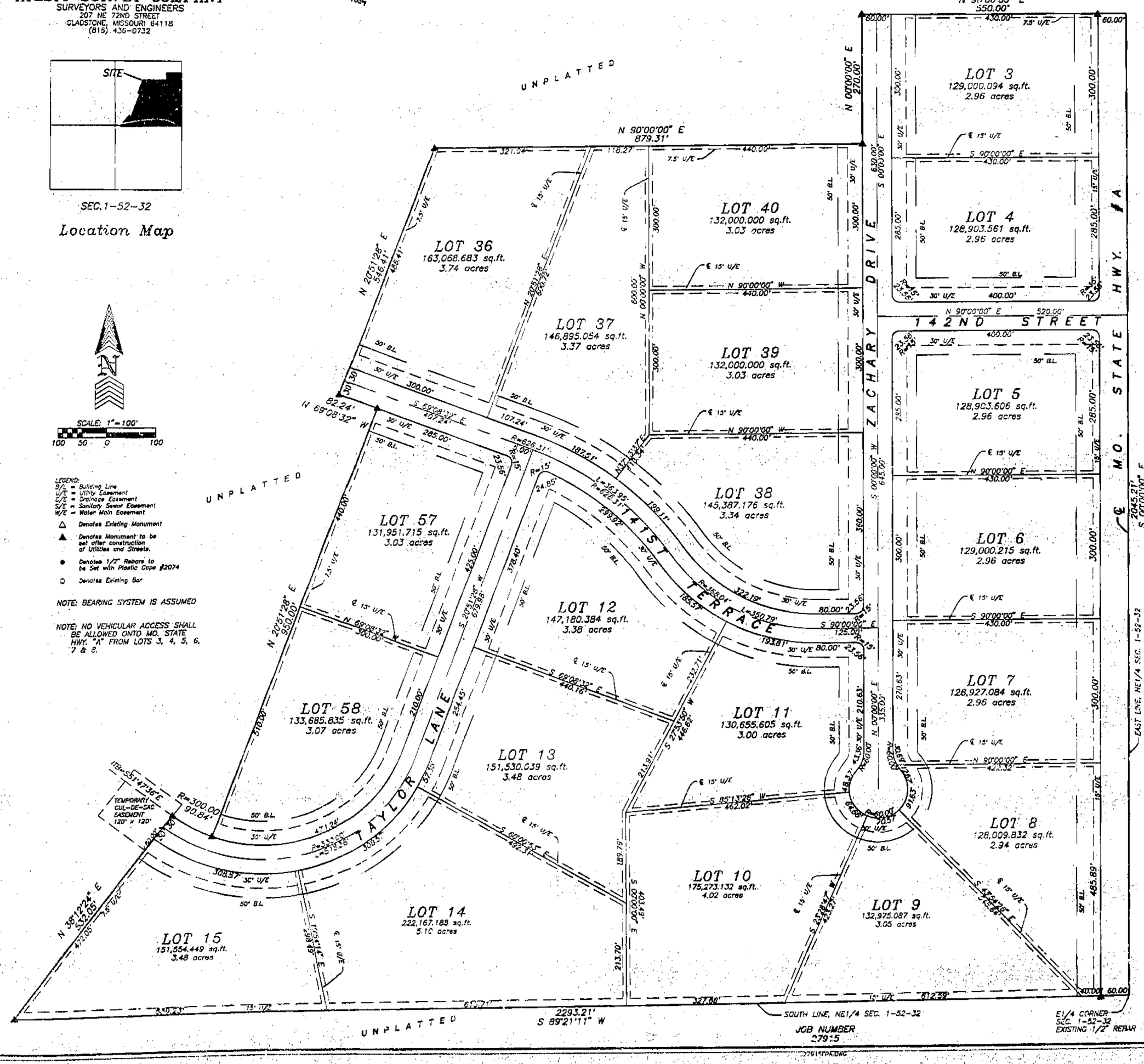
SEC.1-52-32

Location Map

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement
△ Denotes Existing Monument
▲ Denotes Monument to be set after construction of Utilities and Streets.
● Denotes 1/2" Rebars to be Set with Plastic Cape #2074
○ Denotes Existing Bar

NOTE: BEARING SYSTEM IS ASSUMED

NOTE: NO VEHICULAR ACCESS SHALL BE ALLOWED ONTO MO. STATE HWY. "A" FROM LOTS 3, 4, 5, 6, 7 & 8.



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DESCRIPTION: All that part of the Northwest Quarter of Section 1, Township 52, Range 32, Clay County, Missouri, described as follows: Beginning at the Southwest corner of the Northwest Quarter of said Section 1; thence South 88 degrees 21 minutes 11 seconds West along the South line of the Northwest Quarter of said Section 1, a distance of 229.21 feet; thence North 33 degrees 12 minutes 24 seconds East, a distance of 532.05 feet; thence Southeasterly along a curve to the left, having an initial tangent bearing of South 51 degrees 47 minutes 36 seconds East and a radius of 300.00 feet, an arc distance of 90.84 feet; thence North 21 degrees 31 minutes 28 seconds East, a distance of 950.00 feet; thence North 68 degrees 08 minutes 32 seconds West, a distance of 52.24 feet; thence North 20 degrees 51 minutes 28 seconds East, a distance of 346.41 feet; thence North 90 degrees East, a distance of 879.31 feet; thence North 0 degrees East, a distance of 270.0 feet; thence North 90 degrees East, a distance of 550.00 feet to the East line of the Northwest Quarter of said section 1; thence South 0 degrees East along the East line of the Northwest Quarter of said Section 1, a distance of 2045.21 feet to the point of Beginning. EXCEPT that part taken for highway right of way. The above described tract of land contains 75.12 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "GRAND HILLS".

EASEMENTS: An easement or license is hereby granted to Clay County, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U.E.). All of the above easements shall be kept free from any and all obstructions which could interfere with the construction or reconstruction and proper safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structures (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Clay County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonable necessary in exercising the rights granted by the easement.

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

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF: COUCHMAN CONSTRUCTION COMPANY, INC., has caused these presents to be signed by its President, attested by its Secretary and its corporate seal to be affixed this _____ day of July 1994.

COUCHMAN CONSTRUCTION COMPANY, INC.

Gary L. Couchman, President

Patricia S. Couchman, Secretary

STATE OF MISSOURI
COUNTY OF CLAY ss

On this 13th day of July 1994, before me appeared Gary L. Couchman to me personally known who, being by me duly sworn did say that he is President of COUCHMAN CONSTRUCTION COMPANY, INC. and that the seal affixed to this instrument is the corporate seal of said COUCHMAN CONSTRUCTION COMPANY, INC. and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Gary L. Couchman acknowledged said instrument to be the free act and deed of said corporation.

NOTARY PUBLIC

My Commission Expires March 27, 1996

This plat of GRAND HILLS has been submitted to and approved by the Clay County Planning Commission this 6th day of July 1994.

COUNSELLOR CHAIRMAN DIRECTOR

These easements and rights of way accepted by the County Governing Body of Clay County, Missouri, this 8th day of Aug 1994.

ATTEST:

Presiding Commissioner

Western District Commissioner

County Clerk

Eastern District Commissioner

Entered on transfer record this _____ day of _____ 1994.

County Recorder

I hereby certify that the plat of GRAND HILLS subdivision is based on an actual survey made by me or under my direct supervision and said survey meets or exceeds the current Missouri 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, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the platting and dedicating of subdivisions to the extent they are within my knowledge and belief.

DATE: 7-14-94

11/3/94 Plat Cal

Prepared For:
COUCHMAN CONST. CO., INC.
2108 WEST COLLEGE, SUITE A
LIBERTY, MISSOURI 64068

http://www.ClayGov.com