Clay County, Missouri
Land Survey Document

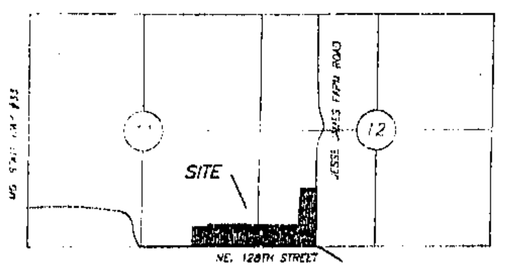
M 50813

MAR 24 1995

WHITEHALL ESTATES

FINAL PLAT
Clay County, Missouri

Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-2732



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 Caps #2074

○ Denotes Existing Bar

NOTES:
BEARING SYSTEM BASED ON SURVEYS BY OTHERS
SEWAGE DISPOSAL = SEPTIC
SOIL TYPE = SHARPSBURG – WAYSSUING ASSOCIATION AND ZOOK – NODAWAY – WEMEMER ASSOCIATION
FLOOD ZONES = C – PER FIRM MAP 290086-0100-A
ZONING = R-1
WATER DISTRICT = #6

* THERE SHALL BE NO VEHICULAR ACCESS ONTO NE. 128TH ST. FROM LOTS 9 & 10, AND ONTO JESSE JAMES RD. FROM LOTS 1 & 2.

Maximum height for all structures in the subdivision shall be in accordance with County Regulations regarding zoning and airport land use.

LEGAL DESCRIPTION: All that part of the Southeast Quarter of Section 11, Township 52, Range 31, and all that part of the Southwest Quarter of Section 12, Township 52, Range 31, Clay County, Missouri described as follows: Beginning at the Southeast corner of said Section 11; thence South 89 degrees 08 minutes 42 seconds West along the South line of the Southeast Quarter of said Section 11, a distance of 1459.18 feet; thence North 0 degrees 24 minutes 38 seconds East, a distance of 425.10 feet; thence North 89 degrees 08 minutes 42 seconds East, a distance of 350.00 feet; thence North 0 degrees 24 minutes 38 seconds East, a distance of 47.34 feet; thence South 89 degrees 35 minutes 22 seconds East, a distance of 2088.00 feet; thence North 0 degrees 24 minutes 38 seconds East, a distance of 387.00 feet; thence South 89 degrees 35 minutes 22 seconds East, a distance of 20.03 feet; thence North 0 degrees 24 minutes 38 seconds East, a distance of 473.39 feet; thence South 88 degrees 27 minutes 58 seconds East, a distance of 373.84 feet to the Northwest corner of the Southwest Quarter of said Section 12; thence South 0 degrees 19 minutes 14 seconds East along the West line of the Southwest Quarter of the Southwest Quarter of said Section 12, a distance of 1324.87 feet to the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 12; thence North 88 degrees 32 minutes 22 seconds West along the South line of the Southwest Quarter of said Section 12, a distance of 1337.33 feet to the Point of Beginning. Said tract contains 37.05 acres more or less.

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

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, and other appurtenances 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 structures which would 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, pavement, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Clay County, Missouri, and its franchisees and utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement.

STREETS: Streets shown on this plat and not hereinafter 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: HIDDEN VALLEY LAND & CATTLE COMPANY, a Missouri Corporation, has caused these presents to be signed by its President, attested by its Secretary and its corporate seal to be affixed this ____ day of ____, 1995.

HIDDEN VALLEY LAND & CATTLE COMPANY

Rosalie V. White
President, President
Rosalie V. White, President

Rosalie V. White
Secretary, Secretary
Rosalie V. White, Secretary

STATE OF MISSOURI }
COUNTY OF Greene } s.s.

On this 2nd day of February, 1995, before me appeared Rosalie V. White to me personally known who being by me duly sworn did say that she is President of HIDDEN VALLEY LAND & CATTLE COMPANY, a Missouri Corporation and that the seal affixed to this instrument is the corporate seal of said HIDDEN VALLEY LAND & CATTLE COMPANY and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Rosalie V. White acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires 9-1-98 Rosalie V. White

LOIS E. McPHETRIDGE Notary Public
Greene County State of Missouri
My Commission Expires Sept. 11, 1998

Louise McPhetridge
NOTARY PUBLIC

This plat of WHITEHALL ESTATES has been submitted to and approved by the Clay County Planning Commission this ____ day of ____, 1995.

COUNSELOR

CHAIRMAN

DIRECTOR

These easements and rights of way accepted by the County Governing Body of Clay County, Missouri, this 23rd day of December, 1994.

ATTEST:

County Clerk

Presiding Commissioner

Western District Commissioner

Eastern District Commissioner

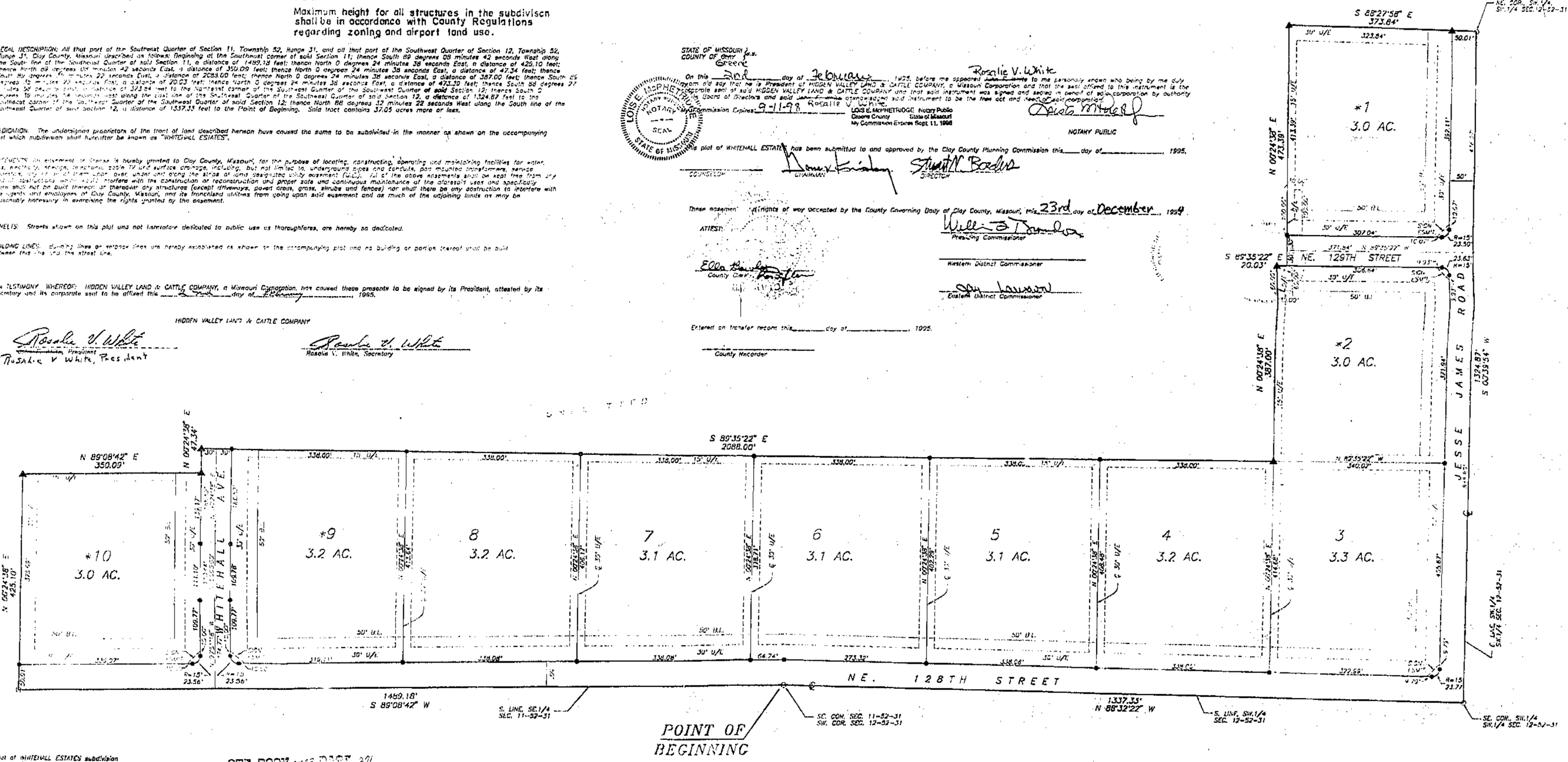
Entered on transfer records this ____ day of ____, 1995.

County Recorder

I hereby certify that the plat of WHITEHALL ESTATES 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, 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 practice of surveying and the putting of monuments and markers to the best of my knowledge and belief.

DATE: 1-5-95 SAM ANTHONY AYLETT, LS-2074

STATE OF MISSOURI SAM ANTHONY AYLETT NUMBER LS-2074 REGISTERED LAND SURVEYOR



SEE BOOK 2455 PAGE 291

JOB NUMBER
28209

4/5/95 Cabinet D

Prepared For:
HIDDEN VALLEY LAND & CATTLE COMPANY
3911 E. SUNSHINE
SPRINGFIELD, MISSOURI 65809

http://www.ClayCoGov.com