Clay County, Missouri
Land Survey Document

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H 61866 JUL 5 - 1995

REPLAT OF TRIPPLE "J" ACRES

A SUBDIVISION IN CLAY COUNTY, MISSOURI

SHEET 1 OF 2

6

This is a resurvey and subdivision of TRIPPLE "J" ACRES, a subdivision in Clay County, Missouri situate partly in the Southeast Quarter of Section 7 and wholly in the Southwest Quarter of Section 8, all in Township 52, Range 31, being more particularly described as follows:

Beginning at the Southwest corner of Lot 1 of said TRIPPLE "J" ACRES, being also a point on the Northeasterly right-of-way line of Plattsburg Road, as now established; thence North 35°28'33" West(N.35°31'30" W.,platted) along the Southwesterly line of said TRIPPLE "J" ACRES and along said Northeasterly right-of-way line, a distance of 1155.41 feet to an angle point therein; thence North 27°55'03" West along said Northeasterly right-of-way line, a distance of 79.43 feet to a point, 30 feet opposite of the centerline Station 64+31.25 for Relocated Plattsburg Road, as established, described and recorded by Doc. No.E-7565 in Book 1390 at Page 779 and filed on April 12, 1989; thence continuing North 27°55'03" West along the Northeasterly right-of-way line of Relocated Plattsburg Road, a distance of 208.47 feet to a point, 30 feet opposite of Station 8+39.72; thence Northwesterly along said Northeasterly right-of-way line and along a curve to the right, tangent to the last described course, having a radius of 441.45 feet and a central angle of 49°50'14", an arc distance of 384.10 feet to a point, 30 feet opposite of Station 12+50; thence South 88°05'06" East along a line in said Northeasterly right-of-way line, a distance of 10 feet to a point, 40 feet opposite of said Station 12+50; thence Northeasterly along a curve to the right, having an initial tangent bearing of North 21°54'42" East, a radius of 437.63 feet and a central angle of 6°14'43", an arc distance of 50.02 feet to a point, 40 feet opposite of Station 13+00.32; thence North 28°39'24" East, tangent to the last described curve and along said Northeasterly right-of-way line, a distance of 154.48 feet to a point, 40 feet opposite of Station 14+40.64; thence North 61°20'25" West along a line in said Northeasterly right-of-way line, 10 feet to a point, 30 feet to a point opposite of said Station 14+40.64; thence North 28°39'25" East along said Northeasterly right-of-way line, a distance of 152.87 feet to a point, 30 feet opposite of Station 15+92.87; thence Northeasterly along a curve to the left and along said Northeasterly right-of-way line, having a radius of 1438.19 feet and a central angle of 2°00'14", an arc distance of 422.35 feet to a point, 30 feet opposite of Station 21+02.61; thence North 23°39'19" East, tangent to the last described curve and along said Northeasterly right-of-way line, a distance of 245.02 feet to a point on the North line of the Southwest Quarter of said Section 8, 30 feet opposite of Station 23+32.43; thence North 87°45'43" East along said North line and along the North line of said TRIPPLE "J" ACRES, a distance of 886.31 feet to the Northeast corner of said TRIPPLE "J" ACRES, being also the Northeast corner of the West Half of the Southwest Quarter of said Section 8; thence South 01°07'23" West along the East line of said TRIPPLE "J" ACRES and along the East line of said West Half, a distance of 2640.26 feet(2645.63, platted) to the Southeast corner thereof, being also a point on the South line of the Southwest Quarter of said Section 8; thence South 85°20'37" West along the South line of said TRIPPLE "J" ACRES and along said South line, a distance of 712.43 feet(701.24, platted) to the POINT OF BEGINNING. Containing 67.679 acres, more or less.

The undersigned proprietors 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 hereafter be known as "REPLAT OF TRIPPLE "J" ACRES."

The road as shown on this plat has been previously dedicated to public use as a thoroughfare.

In testimony whereof, the following individuals has caused these presents to be signed.

By: _____
James H. Stenner, Owner of Lots 2,3 and 4

By: _____
Anita Stenner, Owner of Lots 2, 3 and 4

STATE OF MISSOURI }
COUNTY OF CLAY } SS.

Be it remembered that on this 8 day July, 1995, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James H. Stenner and Anita Stenner, husband and wife to me personally known to be the persons who executed the foregoing instrument of writing and both duly acknowledged the execution of same.

In witness whereof, I have hereunto set my hand and affixed my notarial seal in my office the day and year last above written.

My commission expires: _____ Notary Public _____

By: _____
David Frick, Owner of Lot 1

By: _____
Linda Frick, Owner of Lot 1

STATE OF MISSOURI }
COUNTY OF CLAY } SS.

Be it remembered that on this 8 day July, 1995, before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Frick and Linda Frick, husband and wife to me personally known to be the persons who executed the foregoing instrument of writing and both duly acknowledged the execution of same.

In witness whereof, I have hereunto set my hand and affixed my notarial seal in my office the day and year last above written.

My commission expires: 10-17-96 Notary Public Pamela S. Donnelly

Pamela S. Donnelly Notary Public in and for said County and State

PAMELA S. DONNELLY
NOTARY PUBLIC, STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXPIRES OCT. 17, 1996

APPROVALS AND ACCEPTANCES

This plat of "REPLAT OF TRIPPLE "J" ACRES" has been submitted to and considered by the Clay County Planning and Zoning Commission and is hereby approved.
Dated this 11th day of July, 1995.

By: _____
Chairman, Planning Commission

By: _____
Director, Planning Commission

By: _____
Presiding Commissioner

By: _____
Eastern Commissioner

By: _____
Western Commissioner

By: _____
County Collector

Entered on transfer record this ____ day of _____, 1995.

By: _____
County Recorder

These easements and rights-of-way accepted by the Governing Body of Clay County, Missouri, this 11th day of July, 1995.

_____
County Clerk

SHAFER, KLINE & WARREN, P.A.

MISSOURI OFFICE:
2640 NW 59
Kansas City, MO 64108
816/753-0144 FAX: 816/753-1763

CIVIL ENGINEERS - ELECTRICAL ENGINEERS - MECHANICAL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS - LAND PLANNERS
Kittle-Fyan-Wheelwood Co. founded 1903 • A.C. Kirkwood & Associates founded 1947 Shafer, Kline & Warren, P.A. founded 1972

227331
(7-52-31)SE 1/4
(8-52-31)SW 1/4
Clay County, Missouri
27331FPL.DWG (3226602) Dcbt 10 (hrdc)

I HEREBY CERTIFY: That this Plat of "REPLAT OF TRIPPLE "J" ACRES", a 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 of Property Boundary Surveys as established by the Department of Natural Resources - Division of Geology and Land Survey of the State of Missouri and the Missouri Standards for Property Boundary Surveys as established by the Missouri Board of Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

June 7, 1995
Date

7/12/95
Cob D

_____
Surveyor