Clay County, Missouri
Land Survey Document

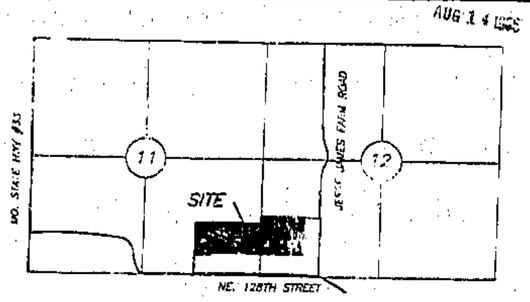
AUG 1 4 1995

N 66379

WHITEHALL ESTATES 2ND PLAT

FINAL PLAT
Clay County, Missouri

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



SEC.11-52-31 SEC.12-52-31

Location Map

SCALE: 1"=100'
100 50 0 100

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: Commencing 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 1469.18 feet; thence North 0 degrees 24 minutes 38 seconds East, a distance of 425.10 feet to the Point of Beginning of the tract of land herein to be described. Said point also being the Northwest corner of Lot 10, WHITEHALL ESTATES, a subdivision of land in Clay County, Missouri; thence continuing North 0 degrees 24 minutes 38 seconds East, a distance of 750.18 feet; thence North 89 degrees 35 minutes 42 seconds East, a distance of 350.09 feet; thence North 0 degrees 24 minutes 38 seconds East, a distance of 44.44 feet; thence South 89 degrees 35 minutes 22 seconds East, a distance of 1145.03 feet; thence North 0 degrees 24 minutes 38 seconds East, a distance of 172.00 feet; thence South 89 degrees 27 minutes 58 seconds East, a distance of 963.19 feet to the Northwest corner of Lot 1, of said WHITEHALL ESTATES; thence South 0 degrees 24 minutes 38 seconds West, along the West line of said Lot 1, and its Southerly prolongation thereof, a distance of 473.19 feet to the Southerly right-of-way line of NE. 128th Street; thence North 89 degrees 35 minutes 22 seconds West along said right-of-way, a distance of 20.03 feet to the Northeast corner of Lot 2 of said WHITEHALL ESTATES; thence South 0 degrees 24 minutes 38 seconds West along the West line of said Lot 2, a distance of 387.00 feet to the Northeast corner of Lot 4 of said WHITEHALL ESTATES; thence North 89 degrees 35 minutes 22 seconds West along the North line of Lots 4 thru 8 (inclusive) of said WHITEHALL ESTATES and its westerly prolongation thereof, a distance of 2088.00 feet to the Westerly right-of-way line of Whitehall Avenue; thence South 0 degrees 24 minutes 38 seconds West along said right-of-way, a distance of 47.34 feet to the Northeast corner of said Lot 10; thence South 89 degrees 08 minutes 42 seconds West along the North line of said Lot 10, a distance of 350.09 feet to the Point of Beginning. Said tract of land contains 43.67 acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described herein has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "WHITEHALL ESTATES, 2ND PLAT".

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 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 therewith 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 reasonably 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: HIDDEN VALLEY LAND & CATTLE COMPANY, has caused these presents to be signed by its President and its corporate seal to be affixed this 12th day of May, 1995.

HIDDEN VALLEY LAND & CATTLE COMPANY

Rosalie V. White, President

STATE OF MISSOURI }s.s.
COUNTY OF CLAY }

On this 12th day of May, 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 and that the seal affixed to the 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 12-01-96

NOTARY PUBLIC

This plat of WHITEHALL ESTATES 2ND PLAT has been submitted to and approved by the Clay County Planning Commission this 30th day of May, 1995.

COUNSELOR CHAIRMAN DIRECTOR

These easements and rights of way accepted by the County Governing Body of Clay County, Missouri, this 14th day of August, 1995.

ATTEST:

County Clerk

Presiding Commissioner

Western District Commissioner

Eastern District Commissioner

Entered on transfer record this _____ day of _____, 1995

County Recorder

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

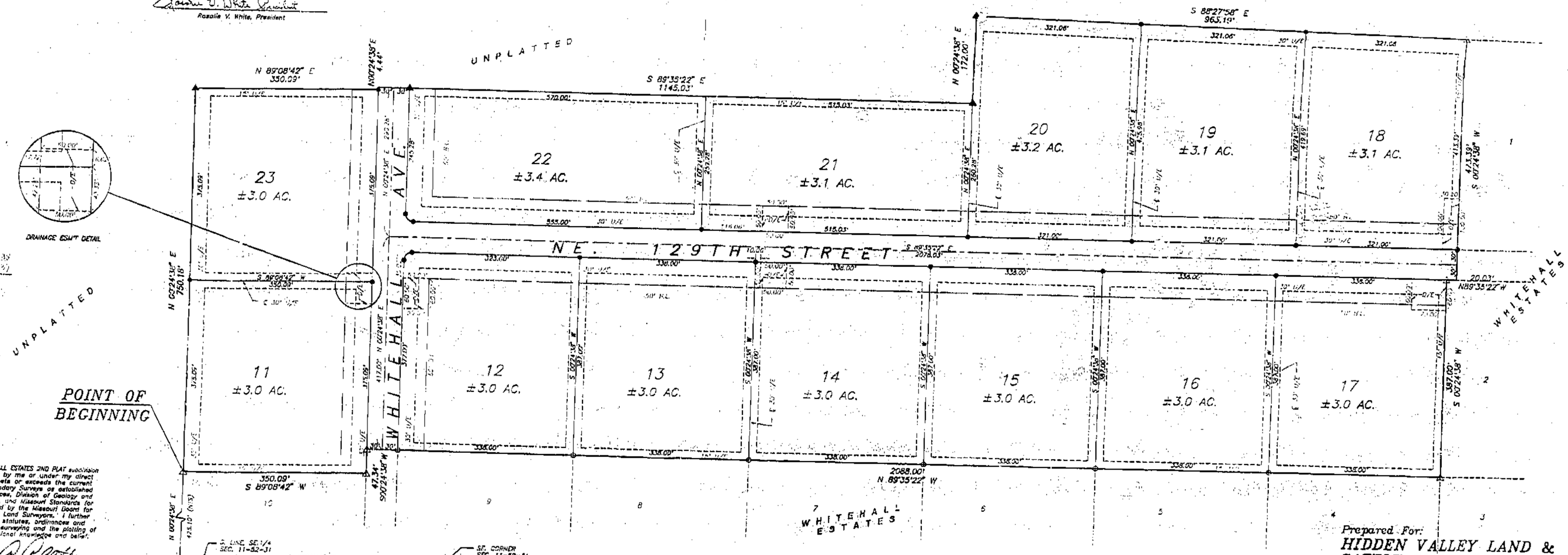
▲ Denotes Monument to be set after construction of Utilities and Streets.

● 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 – MACKSBURG ASSOCIATION AND ZOOK – MODAMAY – BREWER ASSOCIATION
FLOOD ZONES = A17 AND C – PER FIRM MAP 290086-0100-A
ZONING = R-1
WATER DISTRICT = #6

MAXIMUM HEIGHT FOR ALL STRUCTURES IN THE SUBDIVISION SHALL BE IN ACCORDANCE WITH COUNTY REGULATIONS REGARDING ZONING AND AIRPORT LAND USE.



I hereby certify that the plat of WHITEHALL ESTATES 2ND PLAT 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 platting of subdivisions to the best of my professional knowledge and belief.

DATE: 8-14-95 SAM A. AYLETT LS-2074

AYLETT SURVEY COMPANY
REGISTERED LAND SURVEYOR
SAM A. AYLETT
MISSOURI
LS-2074

JOB NUMBER 28209

28209FPLD.DWG

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

9/6/95 TM
Cab-D

http://www.ClayCoGov.com