Clay County, Missouri
Land Survey Document

http://www.clayCoGov.com

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

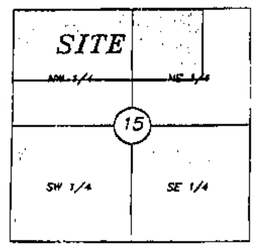
STATE OF MO.
CLAY COUNTY
COUNTY INSTR. REC'D
95 SP 25 AM 11:36
Deputy

M 71211

SEP 25 1995

BALLYBROOK ACRES

FINAL PLAT
Clay County, Missouri



SEC. 15-52-32

Location Map

LEGEND:

B/L = Building Line

U/E = Utility 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

o Denotes Existing Bar

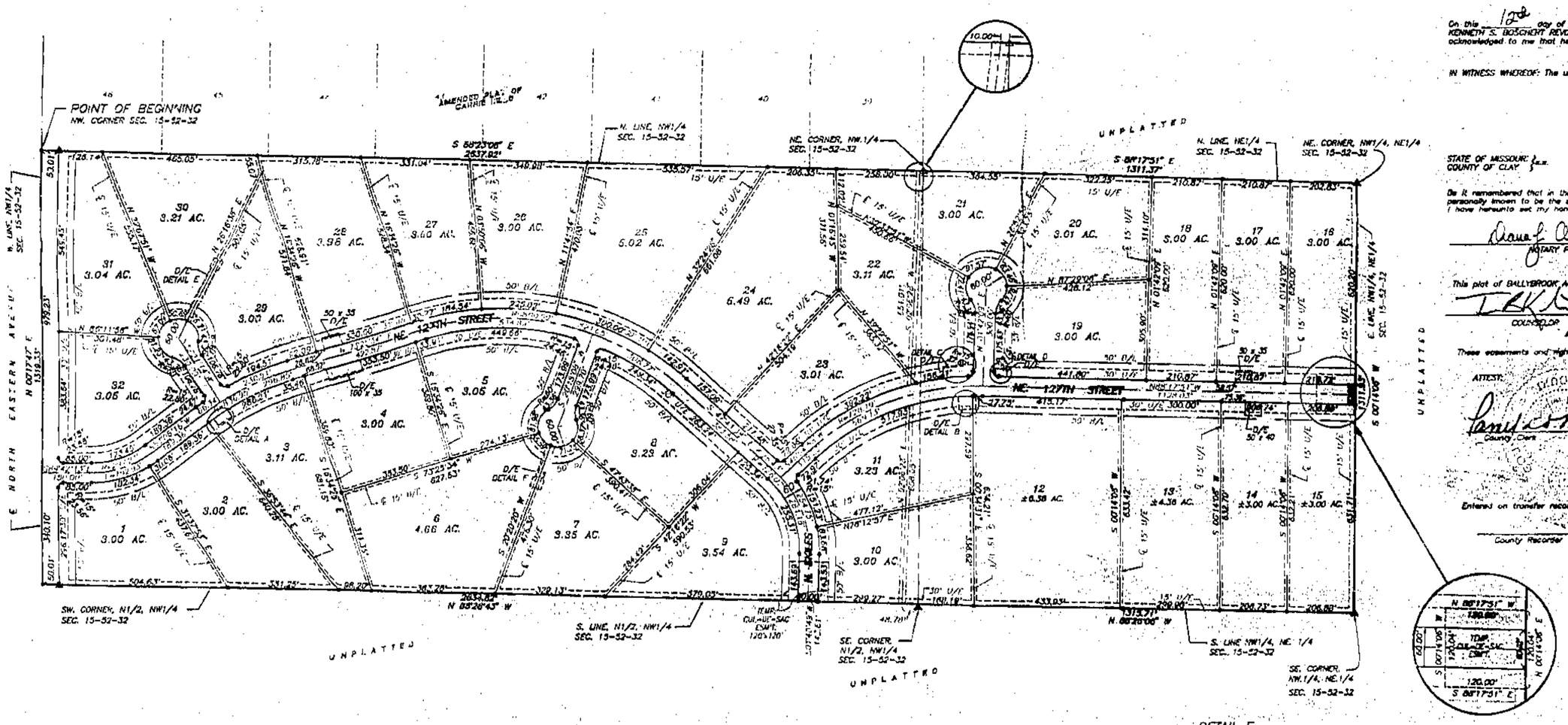
SCALE: 1" = 200'

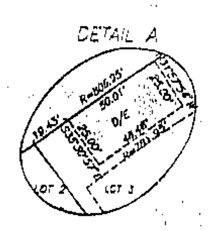
200 100 0 200

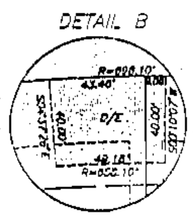
NOTE: BEARING SYSTEM BASED ON PREVIOUS SURVEYS

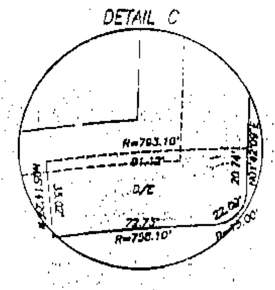
THERE SHALL BE NO VEHICULAR ACCESS FROM LOTS 1, 31 AND 32 ONTO NORTH EASTERN AVENUE.

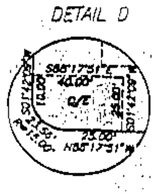
A SITE PLAN MUST BE APPROVED BY THE CLAY COUNTY, MISSOURI PLANNING DEPARTMENT PRIOR TO DISTURBANCE OF ANY EXISTING NATURAL DRAINAGE DITCH.

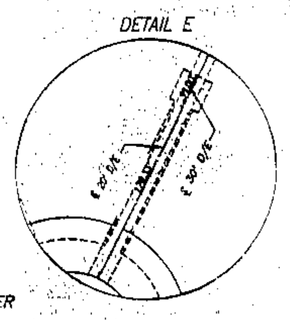


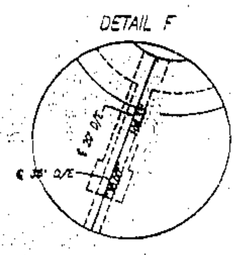












I hereby certify; that the plat of "BALLYBROOK ACRES" subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys.

Professional Engineer or Land Surveyor. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of engineering and land surveying to the best of my professional knowledge.

DATE: 6-7-95

ATTEST: LS-2074

LEGAL DESCRIPTION:
All that part of the Northeast Quarter and all that part of the Northwest Quarter of Section 15 Township 52 Range 32 Clay County, Missouri described as follows: Beginning at the Northwest Corner of said Section 15; thence South 88 degrees 23 minutes 08 seconds East along the North line of the Northwest Quarter of said Section 15, a distance of 2637.82 feet to the Northeast corner of the Northwest Quarter of said Section 15; thence South 88 degrees 17 minutes 31 seconds East along the North line of the Northeast Quarter of said Section 15, a distance of 1311.37 feet to the Northeast corner of the Northwest Quarter of said Northeast Quarter of said Section 15; thence South 0 degrees 14 minutes 06 seconds West along the East line of the Northwest Quarter of the Northeast Quarter of said Section 15, a distance of 1311.83 feet to the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 15; thence North 88 degrees 28 minutes 06 seconds West along the South line of the Northwest Quarter of the Northwest Quarter of said Section 15, a distance of 1315.71 feet to the Southeast corner of the North one half of the Northwest Quarter of said Section 15; thence North 88 degrees 28 minutes 43 seconds West along the South line of the North one half of the Northwest Quarter of said Section 15, a distance of 2634.22 feet to the Southwest corner of the North one half of the Northwest Quarter of said Section 15; thence North 0 degrees 17 minutes 49 seconds East along the West line of the Northwest Quarter of said Section 15, a distance of 1319.33 feet to the Point of Beginning. Said tract contains 119.30 acres more or less.

DEDICATION: The undersigned proprietor 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 "BALLYBROOK ACRES".

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 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.

On this 12th day of June 1995, before me a notary Public in and for said State, Personally appeared Kenneth S. Boschert, TRUSTEE OF THE KENNETH S. BOSCHERT REVOCABLE TRUST, who before me appeared duly sworn, did say he is Kenneth S. Boschert owner of the above described property and acknowledged to me that he executed the within and forgoing instrument as his free act and deed.

IN WITNESS WHEREOF: The undersigned proprietor of the property described hereon has caused this instrument to be executed this 12th day of June 1995.

KENNETH S. BOSCHERT
Kenneth S. Boschert

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

Be it remembered that on this 12th day of June 1995, before me, a Notary Public in and for said County and State, come Kenneth S. Boschert 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.

Diane L. Aylett
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 27, 1996

This plat of BALLYBROOK ACRES has been submitted to and approved by the Clay County Planning Commission this 5th day of April 1995.

COUNSELOR — CHAIRMAN — DIRECTOR

These easements and rights of way accepted by the County Governing Body of Clay County, Missouri, this 28th 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

SEE BOOK 4186 PAGE 733
2487 878

JOB NUMBER
28617
28617FPB.DWG

10/12/95 7911
Cal E

Prepared For:
5 STAR DEVELOPMENT.
2 Victory Drive
Liberty, Missouri 64068
(816) 781-3322