Clay County, Missouri
Land Survey Document

M 74159

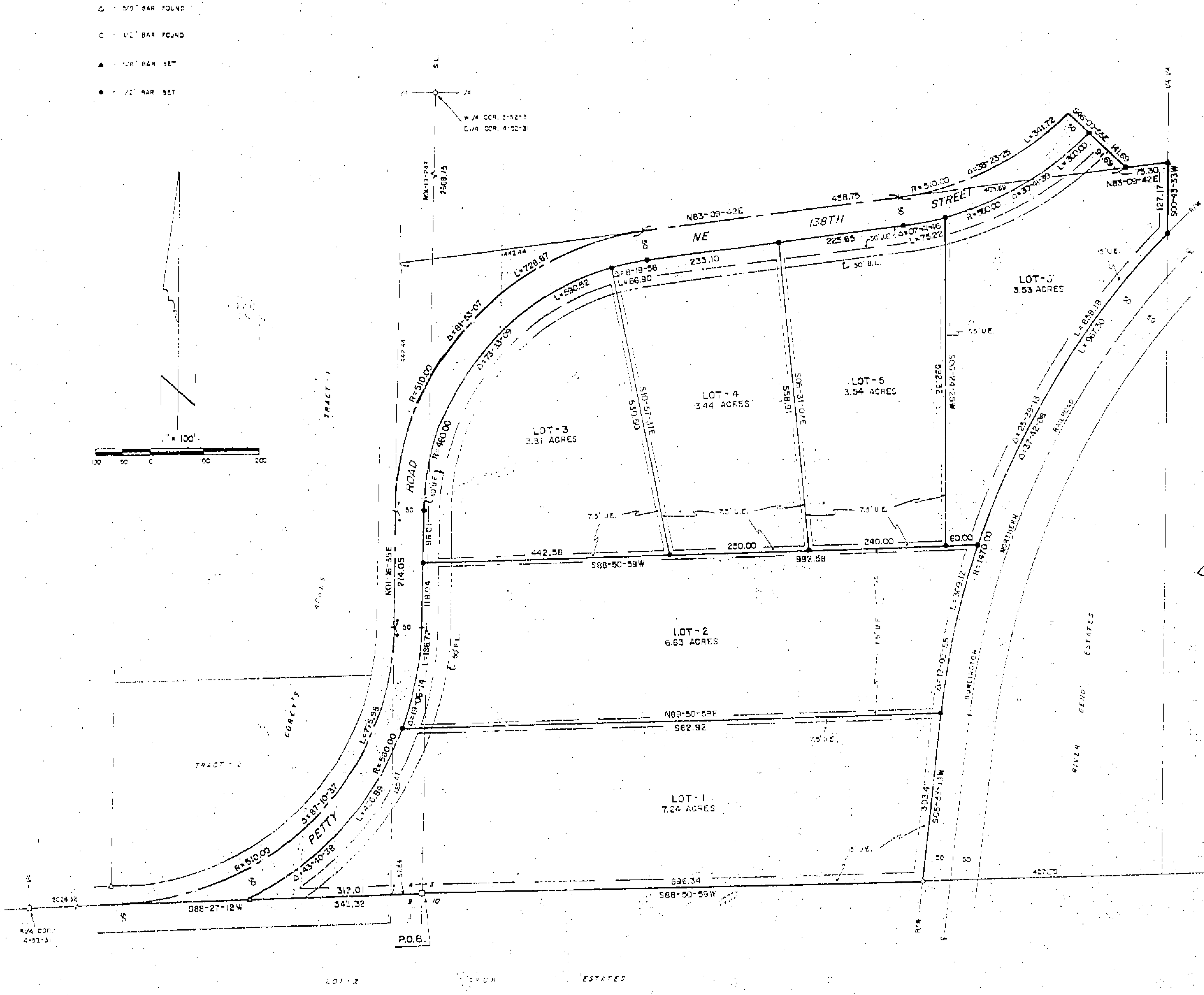
OCT 19 1995

STATE OF MO.
CLAY COUNTY
1995 OCT 19 PM 3:11

By Mary Marcum, Deputy

DEER TRAIL

FINAL PLAT



DESCRIPTION

Those portions of Tract 2 of Corey's Acres, the SE¼ of the SE¼ of Section 4 and the W½ of the SW¼ of Section 3, all in T52N, R31W of the 5th P.M., Clay County, Missouri, described as a whole as follows: Beginning at the SW corner of said Section 4 (also the SW corner of said Section 3); thence S88-27-12W, 543.32 feet along the South line of said SE¼ SE¼ to the centerline of Petty Road; thence Northeasterly along a curve to the left, having a radius of 510.00 feet, through a central angle of 87-10-37, an arc length of 775.98 feet along said centerline; thence N01-16-35E, 214.05 feet along said centerline; thence Northeasterly along a curve to the right, having a radius of 510.00 feet, through a central angle of 81-53-07, an arc length of 728.87 feet to the centerline of NE 128th Street; thence N83-09-42E, 458.75 feet along said centerline; thence Northeasterly along a curve to the left, having a radius of 510.00 feet, through a central angle of 38-23-25, an arc length of 341.72 feet; thence S46-00-55E, 141.69 feet; thence N83-09-42E, 75.30 feet to the East line of said W½ SW¼; thence S00-43-33W, 127.17 feet along said East line to the Westerly right of way line of the Burlington Northern Railroad; thence Southwesterly along a curve to the left, having a radius of 1470.00 feet, through a central angle of 37-42-08, an arc length of 967.30 feet along said r.o.w. line; thence S06-33-19W, 303.45 feet along said r.o.w. line to the South line of said W½ SW¼; thence S88-50-59W, 696.34 feet along said South line to the point of beginning. Said portions contain 30.92 acres and are subject to all easements and restrictions of record.

DEDICATION

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 structure (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: The streets shown on this plat and heretofore not 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 buildings or portion thereof shall be built between this line and the street line.

The undersigned proprietors of the described tract have caused the same to be subdivided as shown on this plat, which subdivision shall be known as DEER TRAIL and shall consist of a total of six (6) lots.

In testimony whereof, Susan M. Preston & Sheryl A. Preston (by Lelia M. Preston, personal representative for both) has subscribed her name this 12 day of September, 1995.

Susan M. Preston (Lelia M. Preston, personal rep.)   Sheryl A. Preston (Lelia M. Preston, personal rep.)

Be it remembered that on this 12th day of September, 1995, before me, a notary public in and for said County and State, personally appeared the above persons, whom executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

STATE OF MISSOURI)
COUNTY OF CLAY)

PATTI R. THOMAS
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires June 22, 1999

My commission expires: June 22, 1999   Patti R. Thomas, Notary Public

APPROVALS AND ACCEPTANCES

This plat of DEER TRAIL has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 17th day of July, 1995.

Chairman, Planning Commission   Stuart N. Borders, Director, Planning Commission   County Counselor

Presiding Commissioner   Eastern Commissioner   Western Commissioner

These easements and rights-of-way accepted by the Governing Body of Clay County, Missouri this 25 day of September, 1995.

County Clerk

Entered on transfer record this ____ day of ________, 1995.   County Recorder

NOTES:

1. Developer: Lee Preston, PO Box 352, Kearney, MO 64060.
2. Surveyor: Terry McCanless, PO Box 83, Richmond, MO 64085.
3. Subdivision is in Flood Hazard Zone "C".
4. Bearing System is assumed.
5. Survey Classification is "C".
6. Record Reference: Book 1817 Page 92 & Book 2473 Page 441.
7. Reference: Corey's Acres, Plat Book 24 Page 47.
8. Please be advised that an agreement has been recorded with this plat regarding the developer's responsibility to financial assist with improvements to existing County roadways. Interested parties are advised to contact the developer or the Clay County Planning and Zoning Department for further information.

11/7/95 JMM
Calvert E

STATE OF MISSOURI
TERRY M. McCANLESS
NUMBER LS-2143
REGISTERED LAND SURVEYOR

NEW LAND SURVEYING SERVICE, INC.
P.O. Box 83, Richmond, MO 64085
816/776-5343

LEE PRESTON
KEARNEY, INC.

8-11-1995	95-151	1" = 100'	RE	95-4037

http://www.ClayCoGov.com