Clay County, Missouri
Land Survey Document

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N 84289

STATE OF MO.
CLAY COUNTY
RECORDER'S OFFICE
96 JA 24 P 2:15
MARY E. MOORE
RECORDER OF DEEDS
By Mary Moore Deputy

MITCHELL BRANCH ESTATES

LOTS 1 – 7

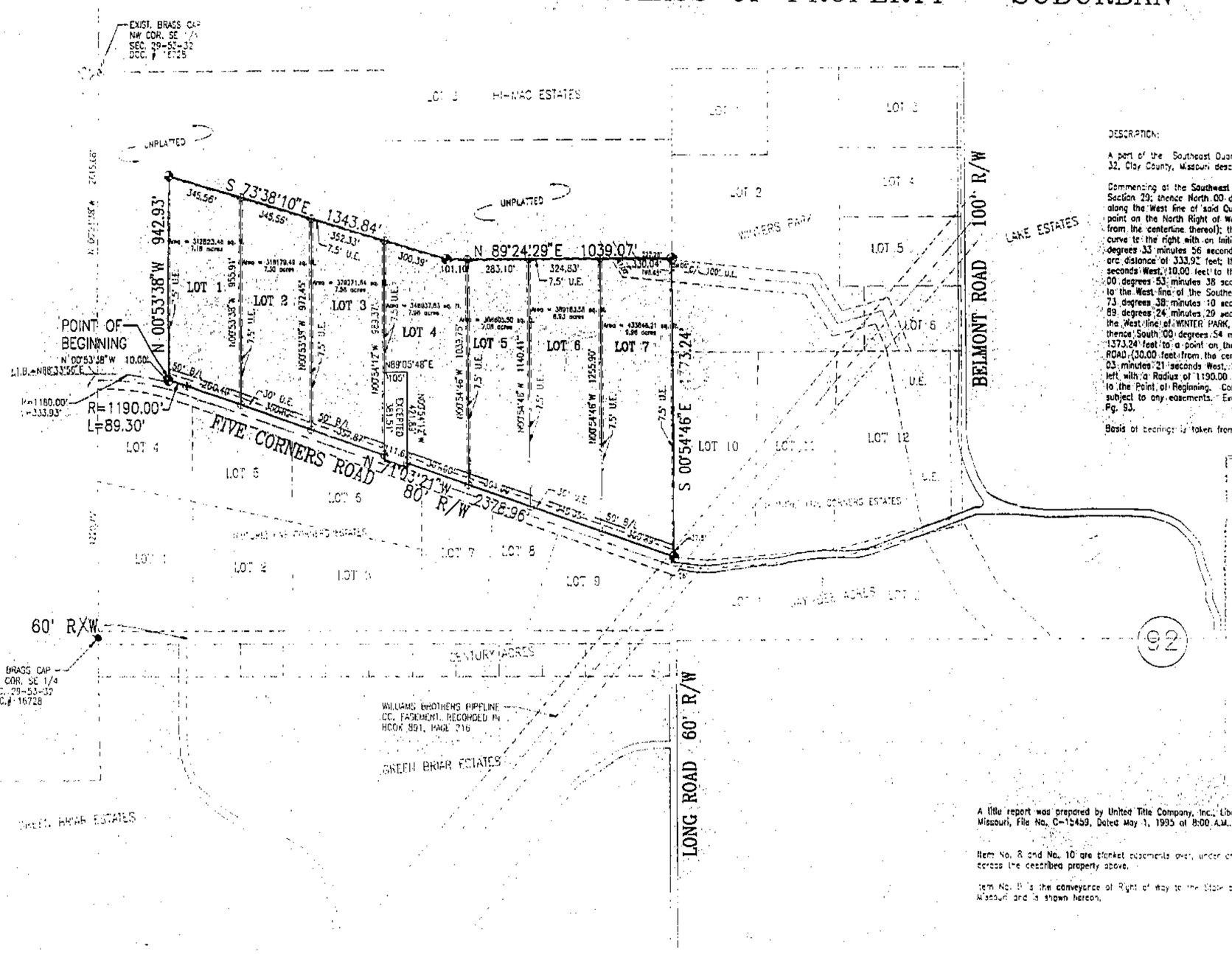
CLAY COUNTY, MISSOURI

CLASS OF PROPERTY – SUBURBAN

N

300 150 0 300 600

Scale in Feet
1" = 300'



DESCRIPTION:

A part of the Southeast Quarter of Section 29, Township 53, Range 32, Clay County, Missouri described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 29; thence North 00 degrees 53 minutes 38 seconds West along the West line of said Quarter-Section, 1220.75 feet to a point on the North Right of Way of Five Corners Road (30.00 feet from the centerline thereof); thence along said Right of Way and a curve to the right with an Initial Tangent Bearing of North 68 degrees 33 minutes 56 seconds East, a Radius of 1180.00 feet and an arc distance of 333.92 feet; thence North 00 degrees 53 minutes 38 seconds West, 10.00 feet to the True Point of Beginning; thence North 00 degrees 53 minutes 38 seconds West, 953.32 feet (330 feet parallel to the West line of the Southeast Quarter of Section 29); thence South 73 degrees 38 minutes 10 seconds East, 1343.84 feet; thence North 89 degrees 24 minutes 29 seconds East, 1039.07 feet to a point on the West line of WINTER PARK, a subdivision in Clay County, Missouri; thence South 00 degrees 54 minutes 46 seconds East along said line, 1773.24 feet to a point on the North Right-of-Way of FIVE CORNERS ROAD (30.00 feet from the centerline thereof); thence North 71 degrees 03 minutes 21 seconds West, 2376.96 feet; thence along a curve to the left with a Radius of 1190.00 feet and an arc distance of 89.30 feet to the Point of Beginning. Containing 56.98 acres more or less and subject to any easements. Except a 1 acre as recorded in Bk. 28, Pg. 93.

Basis of bearings is taken from 3rd JAY DEE ACRES.

N 102317
FEB 9 1996
RATIFICATION OF PLAT

A little report was prepared by United Title Company, Inc., Liberty, Missouri, File No. C-12459, Dated May 1, 1995 at 8:00 A.M.

Item No. 8 and No. 10 are blanket easements over, under and across the described property above.

Item No. 11 is the conveyance of Right of Way to the State of Missouri and is shown hereon.

DEDICATION

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 MITCHELL BRANCH ESTATES and shall consist of a total of 7 lots.

In testimony whereof, Donald A. Frank and Carol Frank husband and wife, have subscribed their names this 23 day of September 1995.

Donald A. Frank–Husband Carol Frank–Wife

STATE OF MISSOURI)
COUNTY OF CLAY) ss

On this 23 day of September, in the year 1995, before me a Notary Public in and for said State, personally appeared Donald A. Frank and Carol Frank, husband and wife, who executed the within instrument and acknowledge to me that they executed the same for the purposes therein stated.

In Witness thereof: I have hereunto set my hand and affixed my seal the year and date last written above.

My commission expires 4/13/97
Notary Public

STATE OF MISSOURI)
COUNTY OF CLAY) ss

On this 23 day of September, in the year 1995, before me a Notary Public in and for said State, personally appeared Richard W. McMillin and Paula A. McMillin, husband and wife, who executed the within instrument and acknowledge to me that they executed the same for the purposes therein stated.

In Witness thereof: I have hereunto set my hand and affixed my seal the year and date last written above.

My commission expires 4/13/97
Notary Public

The streets shown on this plat not heretofore dedicated to public use are hereby so dedicated.

The easements shown on this plat are hereby dedicated for their designated use.

APPROVALS AND ACCEPTANCES

This plat of MITCHELL BRANCH ESTATES has been submitted to and considered by the Clay County Planning and Zoning Commission and is hereby approved. Dated this 6TH day of October 1995.

Chairman, Planning Commission Director, Planning Commission
Presiding Commissioner Eastern Commissioner
Western Commissioner First County Counselor

These easements and rights-of-ways accepted by the County Governing Body of Clay County, Missouri, this 20th day of November, 1996.

County Clerk

Filed for record this _____ day of _____ 1995
at _____ and recorded in Plat Book _____ Page _____

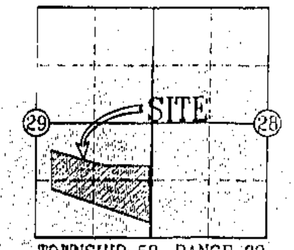
Clay County Recorder

MONUMENT LEGEND

SET ALUMINUM MONUMENT BLUE VALLEY ENGINEERING CORPORATE NO. 12254F

SET 1/2" REBAR AND CAP

MONUMENTATION WILL BE COMPLETED WITHIN 6 MONTHS AFTER RECORDING OF THE PLAT.



TOWNSHIP 53, RANGE 32

I HEREBY DECLARE that an actual property boundary survey was made by me or under my direct supervision and that survey meets or exceeds the Current Minimum Standards for Property Boundary Surveys to the best of my professional knowledge information and belief.

Signed: Robert K. Buckmaster
Robert K. Buckmaster R.L.S. No. 2134

Date: 3/21/1995

STATE OF MISSOURI
ROBERT K. BUCKMASTER
NUMBER 2134
PROFESSIONAL LAND SURVEYOR

3/5/96 [illegible]

BLUE VALLEY ENGINEERING CO.
ENGINEERS / SURVEYORS
3424 W. DUNCAN RD., BLUE SPRINGS, MISSOURI 64015 – PHONE 816/228-9773

PROJECT NO. 95-120

MITCHELL BRANCH ESTATES LOTS 1-7 FINAL PLAT