Clay County, Missouri
Land Survey Document
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H 84293 JAN 24 1995

STATE OF MO.
CLAY COUNTY
RECORDED
SEP 21 12 22 P
CORA E. ROBERTS
RECORDER OF DEEDS

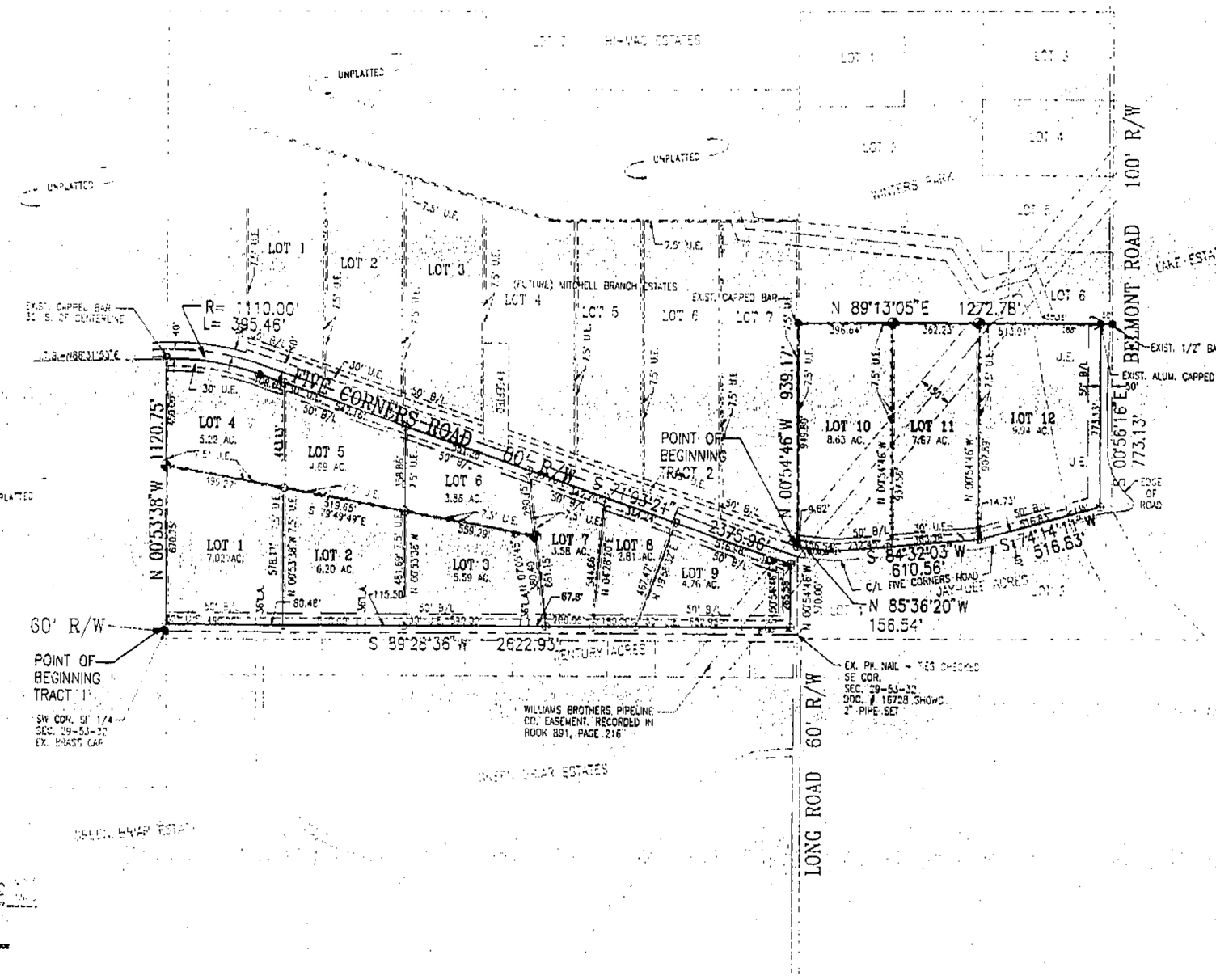
By Mary Moriarty Deputy

FIVE CORNERS ESTATES

LOTS 1 – 12

CLAY COUNTY, MISSOURI

CLASS OF PROPERTY – SUBURBAN



DESCRIPTION:

Tract 1

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

Commencing at the Southwest 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, 30.00 feet to the Point of Beginning; thence continue along the West line of said Quarter-Section North 00 degrees 53 minutes 38 seconds West, 1120.75 feet to a point on the South Right of Way of Five Corners Road (40.00 feet from the centerline thereof); thence along said Right of Way and a curve to the right with an Initial Tangent bearing of North 88 degrees 31 minutes 53 seconds East, a Radius of 1110.00 feet and an arc distance of 395.46 feet; thence South 71 degrees 03 minutes 21 seconds East, 2375.96 feet; thence South 00 degrees 54 minutes 46 seconds East, 265.58 feet to a point on the North Right of Way of MISSOURI STATE HIGHWAY 92 (30.00 feet from the centerline thereof); thence South 89 degrees 28 minutes 36 seconds West along said Right of Way, 2622.93 feet to the Point of Beginning. Containing 43.74 acres, more or less and subject to any easements.

Basis of bearings is taken from plat JAY DEE ACRES.

ALSO:

Tract 2

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

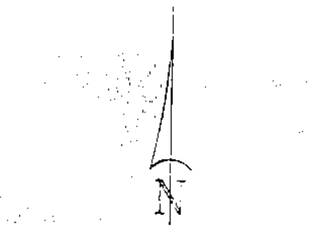
Commencing at the Southwest corner of the Southwest Quarter of Section 29; thence North 00 degrees 54 minutes 46 seconds West along the West line of said Quarter-Section, 370.00 feet to a point on the North Right of Way of Five Corners Road (40.00 feet from the centerline thereof) and being the Point of Beginning; thence continue along the West line of said Quarter-Section North 00 degrees 54 minutes 46 seconds West, 939.17 feet to the Southwest corner of Lot 2, WINTER PARK, a subdivision in Clay County, Missouri; thence North 89 degrees 13 minutes 05 seconds East along the South line of said subdivision, 1272.78 feet to a point on the West Right of Way of N. BELMONT (50.00 feet from the centerline thereof); thence South 00 degrees 56 minutes 16 seconds East along said Right of Way, 773.13 feet to a point on the North Right of Way of FIVE CORNERS ROAD (40.00 feet from the centerline thereof); thence South 84 degrees 32 minutes 03 seconds West along said North Right of Way, 516.63 feet; thence continue along said Right of Way South 84 degrees 32 minutes 03 seconds West, 610.56 feet; thence continue along said Right of Way North 85 degrees 36 minutes 20 seconds West, 156.54 feet; thence continue along said Right of Way North 71 degrees 03 minutes 21 seconds West, 9.62 feet to the point of Beginning. Containing 20.04 acres, more or less and subject to any easements.

Basis of bearings is taken from plat JAY DEE ACRES.

A title report was prepared by United Title Company, Inc., Liberty, Missouri, File No. C-15459, 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. 9 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 FIVE CORNERS ESTATES and shall consist of a total of 12 lots.

In testimony whereof, Donald A. Frank and Carol Frank husband and wife, have subscribed their names this 18th day of September, 1995.

Donald A. Frank–Husband Carol Frank–Wife

STATE OF MISSOURI)
Jackson ss
COUNTY OF CLAY)

On this 18th 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 acknowledged 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 5-14-99
KATHLEEN E. MYERS
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires May 14, 1999
Notary Public

In testimony whereof, Richard W. McMillin and Paula A. McMillin husband and wife, have subscribed their names this 18th day of September 1995.

Richard W. McMillin–Husband Paula A. McMillin–Wife

STATE OF MISSOURI)
Jackson ss
COUNTY OF)

On this 18th 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 5-14-99
KATHLEEN E. MYERS
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires May 14, 1999
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 FIVE CORNERS ESTATES has been submitted to and considered by the Clay County Planning and Zoning Commission and is hereby approved. Dated this 18th day of September 1995.

Chairman, Planning Commission Director, Planning Commission
President, County Commission Eastern Commissioner
Western Commissioner County Counselor

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

County Clerk

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

Clay County Recorder

MONUMENT LEGEND

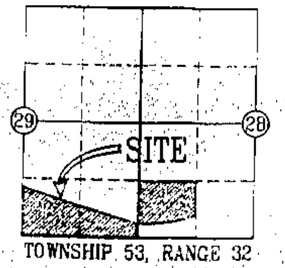
SET ALUMINUM MONUMENT BLUE VALLEY ENGINEERING CORPORATE NO. LS2040

SET 1/2" REBAR AND CAP

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

NOTE:

1. LOTS 4, 5 AND 6 WILL BE DEVELOPED AS PHASE II UPON INSTALLATION OF WATER MAIN TO SERVICE THESE LOTS.
2. NO ACCESS WILL BE ALLOWED TO MISSOURI STATE HWY. 92 EXCEPT AT DESIGNATED AREAS AS INDICATED BY LA. (LIMITED ACCESS).



TOWNSHIP 53, RANGE 32

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

Signed: _____

Date: _____

STATE OF MISSOURI
BRUCE R. WATKINS
NUMBER LS-2134
PROFESSIONAL LAND SURVEYOR

BLUE VALLEY ENGINEERING CO.
ENGINEERS / SURVEYORS
3424 W. DUNCAN RD., BLUE SPRINGS, MISSOURI 64015 – PHONE 816/229-9773

PROJECT NO. 95-120

FIVE CORNER ESTATES : LOTS 1-12 : FINAL PLAT