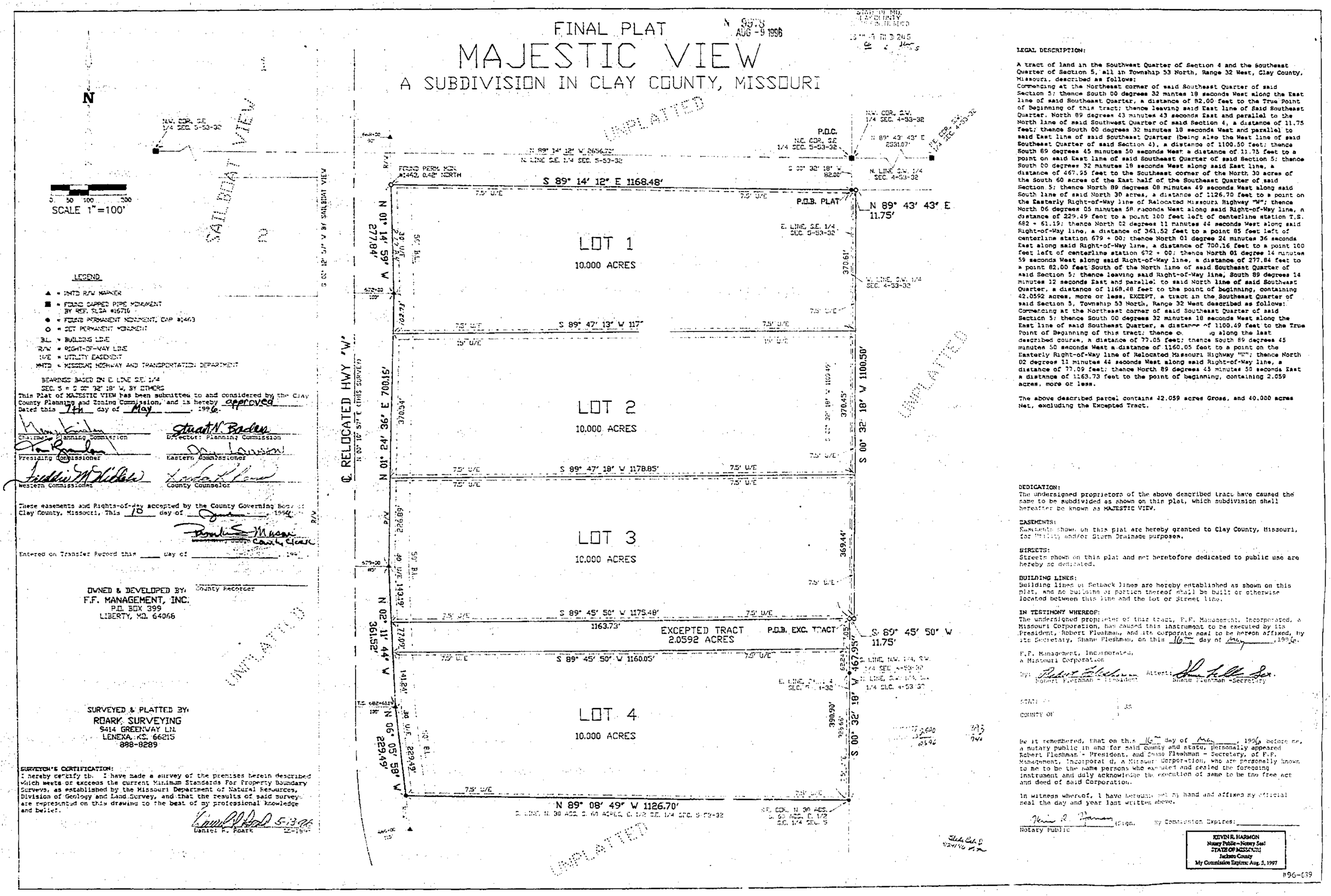
Clay County, Missouri
Land Survey Document

FINAL PLAT
MAJESTIC VIEW
A SUBDIVISION IN CLAY COUNTY, MISSOURI

AUG - 9 1996



LEGEND

- ▲ = IMTD R/W MARKER
- ■ = FOUND CAPPED PIPE MONUMENT BY REF. SLSA #1671C
- ● = FOUND PERMANENT MONUMENT, CAP #1463
- ○ = SET PERMANENT MONUMENT
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY LINE
- U/E = UTILITY EASEMENT
- MHTD = MISSOURI HIGHWAY AND TRANSPORTATION DEPARTMENT

BEARINGS BASED ON E. LINE SE 1/4 SEC. 5 = S 00° 32' 18" W, BY OTHERS

This Plat of MAJESTIC VIEW has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved. Dated this 7th day of May, 1996.

Chairman, Planning Commission — Director, Planning Commission (Stuart N. Baden)

Presiding Commissioner — Eastern Commissioner

Western Commissioner — County Counselor

These easements and Rights-of-Way accepted by the County Governing Body of Clay County, Missouri, This 18 day of July, 1996.

County Clerk

Entered on Transfer Record this ____ day of _____, 19__.

County Recorder

OWNED & DEVELOPED BY:
F.F. MANAGEMENT, INC.
P.O. BOX 399
LIBERTY, MO. 64068

SURVEYED & PLATTED BY:
ROARK SURVEYING
9414 GREENWAY LN.
LENEXA, KS. 66215
888-8289

SURVEYOR'S CERTIFICATION:
I hereby certify that I have made a survey of the premises herein described which meets or exceeds the current Minimum Standards For Property Boundary Surveys, as established by the Missouri Department of Natural Resources, Division of Geology and Land Survey, and that the results of said survey are represented on this drawing to the best of my professional knowledge and belief.

Daniel R. Roark 5-13-96

LEGAL DESCRIPTION:

A tract of land in the Southwest Quarter of Section 4 and the Southeast Quarter of Section 5, all in Township 53 North, Range 32 West, Clay County, Missouri, described as follows:
Commencing at the Northeast corner of said Southeast Quarter of said Section 5; thence South 00 degrees 32 minutes 18 seconds West along the East line of said Southeast Quarter, a distance of 82.00 feet to the True Point of Beginning of this tract; thence leaving said East line of Said Southeast Quarter, North 89 degrees 43 minutes 43 seconds East and parallel to the North line of said Southwest Quarter of said Section 4, a distance of 11.75 feet; thence South 00 degrees 32 minutes 18 seconds West and parallel to said East line of said Southeast Quarter (being also the West line of said Southeast Quarter of said Section 4), a distance of 1100.50 feet; thence South 89 degrees 45 minutes 50 seconds West a distance of 11.75 feet to a point on said East line of said Southeast Quarter of said Section 5; thence South 00 degrees 32 minutes 18 seconds West along said East line, a distance of 467.95 feet to the Southeast corner of the North 30 acres of the South 60 acres of the East half of the Southeast Quarter of said Section 5; thence North 89 degrees 08 minutes 49 seconds West along said South line of said North 30 acres, a distance of 1126.70 feet to a point on the Easterly Right-of-Way line of Relocated Missouri Highway "W"; thence North 06 degrees 05 minutes 58 seconds West along said Right-of-Way line, a distance of 229.49 feet to a point 100 feet left of centerline station T.S. 682 + 61.19; thence North 02 degrees 11 minutes 44 seconds West along said Right-of-Way line, a distance of 361.52 feet to a point 85 feet left of centerline station 679 + 00; thence North 01 degree 24 minutes 36 seconds East along said Right-of-Way line, a distance of 700.16 feet to a point 100 feet left of centerline station 672 + 00; thence North 01 degree 14 minutes 59 seconds West along said Right-of-Way line, a distance of 277.84 feet to a point 82.00 feet South of the North line of said Southeast Quarter of said Section 5; thence leaving said Right-of-Way line, South 89 degrees 14 minutes 12 seconds East and parallel to said North line of said Southeast Quarter, a distance of 1168.48 feet to the point of beginning, containing 42.0592 acres, more or less, EXCEPT, a tract in the Southeast Quarter of said Section 5, Township 53 North, Range 32 West described as follows: Commencing at the Northeast corner of said Southeast Quarter of said Section 5; thence South 00 degrees 32 minutes 18 seconds West along the East line of said Southeast Quarter, a distance of 1100.49 feet to the True Point of Beginning of this tract; thence c[illegible]g along the last described course, a distance of 77.05 feet; thence South 89 degrees 45 minutes 50 seconds West a distance of 1160.05 feet to a point on the Easterly Right-of-Way line of Relocated Missouri Highway "W"; thence North 02 degrees 11 minutes 44 seconds West along said Right-of-Way line, a distance of 77.09 feet; thence North 89 degrees 45 minutes 50 seconds East a distance of 1163.73 feet to the point of beginning, containing 2.059 acres, more or less.

The above described parcel contains 42.059 acres Gross, and 40.000 acres Net, excluding the Excepted Tract.

DEDICATION:
The undersigned proprietors of the above described tract have caused the same to be subdivided as shown on this plat, which subdivision shall hereafter be known as MAJESTIC VIEW.

EASEMENTS:
Easements shown on this plat are hereby granted to Clay County, Missouri, for Utility and/or Storm Drainage purposes.

STREETS:
Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

BUILDING LINES:
Building lines or Setback lines are hereby established as shown on this plat, and no building or portion thereof shall be built or otherwise located between this line and the lot or Street line.

IN TESTIMONY WHEREOF:
The undersigned proprietor of this tract, F.F. Management, Incorporated, a Missouri Corporation, has caused this instrument to be executed by its President, Robert Flashman, and its corporate seal to be hereon affixed, by its Secretary, Shane Flashman, on this 16th day of May, 1996.

F.F. Management, Incorporated,
a Missouri Corporation

By: Robert Flashman — Robert Flashman - President
Attest: Shane Flashman — Shane Flashman - Secretary

STATE OF
COUNTY OF } SS

Be it remembered, that on this 16th day of May, 1996 before me, a notary public in and for said County and state, personally appeared Robert Flashman - President, and Shane Flashman - Secretary, of F.F. Management, Incorporated, A Missouri Corporation, who are personally known to me to be the same persons who executed and sealed the foregoing instrument and duly acknowledge the execution of same to be the free act and deed of said Corporation.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year last written above.

Kevin R. Harmon (Sign.) My Commission Expires: _____
Notary Public

KEVIN R. HARMON
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: Aug. 2, 1997

#96-039

http://www.ClayCoGov.com