Clay County, Missouri
Land Survey Document

N 15769 SEP 27 1996

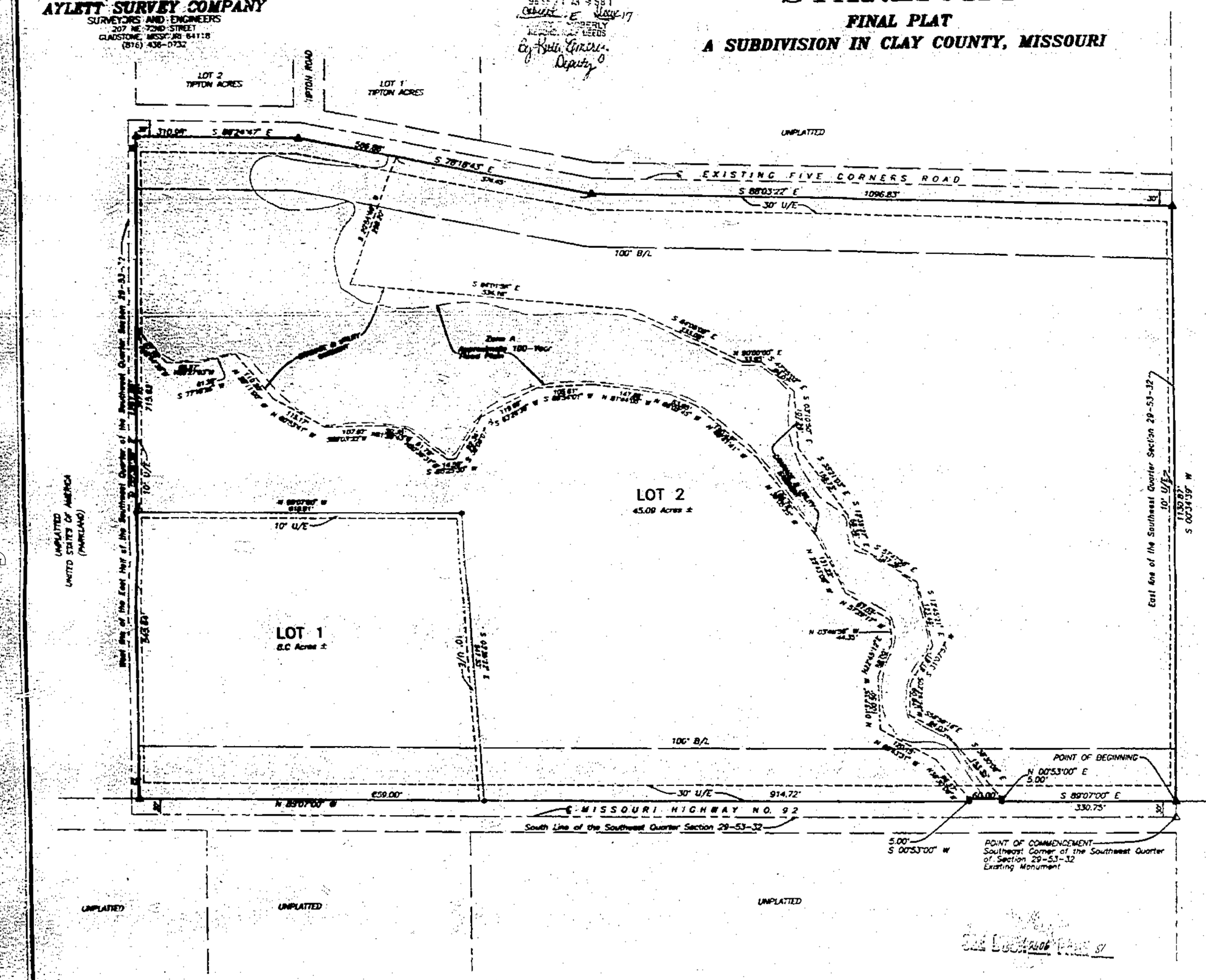
Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732

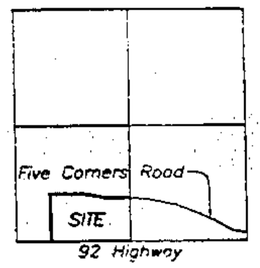
STATE OF MO
CLAY COUNTY
RECORDED
9651 27 AM 9 58
Deputy
Deputy

STARLIGHT

FINAL PLAT

A SUBDIVISION IN CLAY COUNTY, MISSOURI





SEC. 29-53-32
Location Map

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main 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
○ Denotes Existing Bar

N

SCALE: 1" = 100'
100 50 0 100

LEGAL DESCRIPTION:
All that part of the Southwest Quarter of the Southwest Quarter and the East half of the Southwest Quarter 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 34 minutes 39 seconds East along the East line of the Southwest Quarter, a distance of 30.00 feet to the North right-of-way of Missouri Route 92; and the true point of beginning; thence North 89 degrees 07 minutes 00 seconds West along the North line of said right-of-way, a distance of 330.75 feet to an angle point in said right-of-way; thence North 00 degrees 53 minutes 00 seconds East along said right-of-way line, a distance of 5.00 feet; thence North 89 degrees 07 minutes 00 seconds West along said right-of-way, a distance of 914.72 feet; thence North 03 degrees 46 minutes 38 seconds West along said right-of-way, a distance of 44.35 feet; thence South 00 degrees 53 minutes 00 seconds West along said right-of-way, a distance of 5.00 feet; thence North 89 degrees 07 minutes 00 seconds West along said right-of-way, a distance of 1572.72 feet to the East line of a tract conveyed in Book V121 at Page 339 of the Deeds Records of Clay County; thence 00 degrees 36 minutes 39 seconds East along the East line of said tract, a distance of 1261.29 feet to the South right-of-way of Five Corners Road; thence South 88 degrees 24 minutes 47 seconds East along the South right-of-way, a distance of 310.96 feet to an angle point in said right-of-way; thence South 78 degrees 18 minutes 43 seconds East along the right-of-way, a distance of 566.88 feet to an angle point in said right-of-way; thence South 88 degrees 03 minutes 22 seconds East along said right-of-way, a distance of 1096.83 feet to the East line of the Southwest Quarter of Section 29; thence South 00 degrees 34 minutes 39 seconds East along the East line of said Section 29, a distance of 1130.87 feet to the Point of Beginning.
Said Tract of land contains 53.09 Acres more or less.

DEDICATION: The undersigned proprietors 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 "STARLIGHT".

EASEMENTS: An easement or license is hereby granted to Clay County, Missouri, for the purpose of locating, construction, operating and maintaining facilities for water, gas, electricity, sewers, 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, maintain or permitted 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.

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.

IN TESTIMONY WHEREOF: Dennis C. Gustafson and Margaret A. Gustafson, husband and wife have subscribed their names this 31 day of August 1996.

Dennis C. Gustafson
Margaret A. Gustafson

STATE OF MISSOURI }s.s.
COUNTY OF CLAY

On this 31st day of August in the year 1996, before me a Notary Public in and for said State, Personally appeared Dennis C. Gustafson and Margaret A. Gustafson, 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 3-2-99

MARY E. OVERSTREET
Notary Public - Notary Seal
STATE OF MISSOURI
Platte County
My Commission Expires Mar. 2, 1999

Mary E. Overstreet
NOTARY PUBLIC

This plat of STARLIGHT has been submitted to and approved by the Clay County Planning Commission this 6th day of August 1996.

COUNSELLOR
CHAIRMAN
DIRECTOR

These easements and rights of way accepted by the County Governing Body of Clay County, Missouri, this _____ day of _____, 1996.

ATTEST:

Pamela S. Mason
County Clerk

Presiding Commissioner
Western District Commissioner
Eastern District Commissioner

STATE OF MISSOURI }s.s.
COUNTY OF CLAY

This is to certify that this instrument was filed for record in the Recorder Of Deeds Office on the _____ day of _____, 1996. in Cabinet _____ Sleeve _____ at _____ PM/AM O'Clock.

DEPUTY

RECORDER OF DEEDS

NOTE:
There will be no access to Lot 2, from 92 Highway

JOB NUMBER
30929

Prepared For:
DENNIS C. AND MARGARET A. GUSTAFSON
P.O. BOX 331
SMITHVILLE, MISSOURI, 64089
PHONE 816-532-4539
AUGUST 8, 1996

http://www.ClayCoGov.com