Clay County, Missouri
Land Survey Document

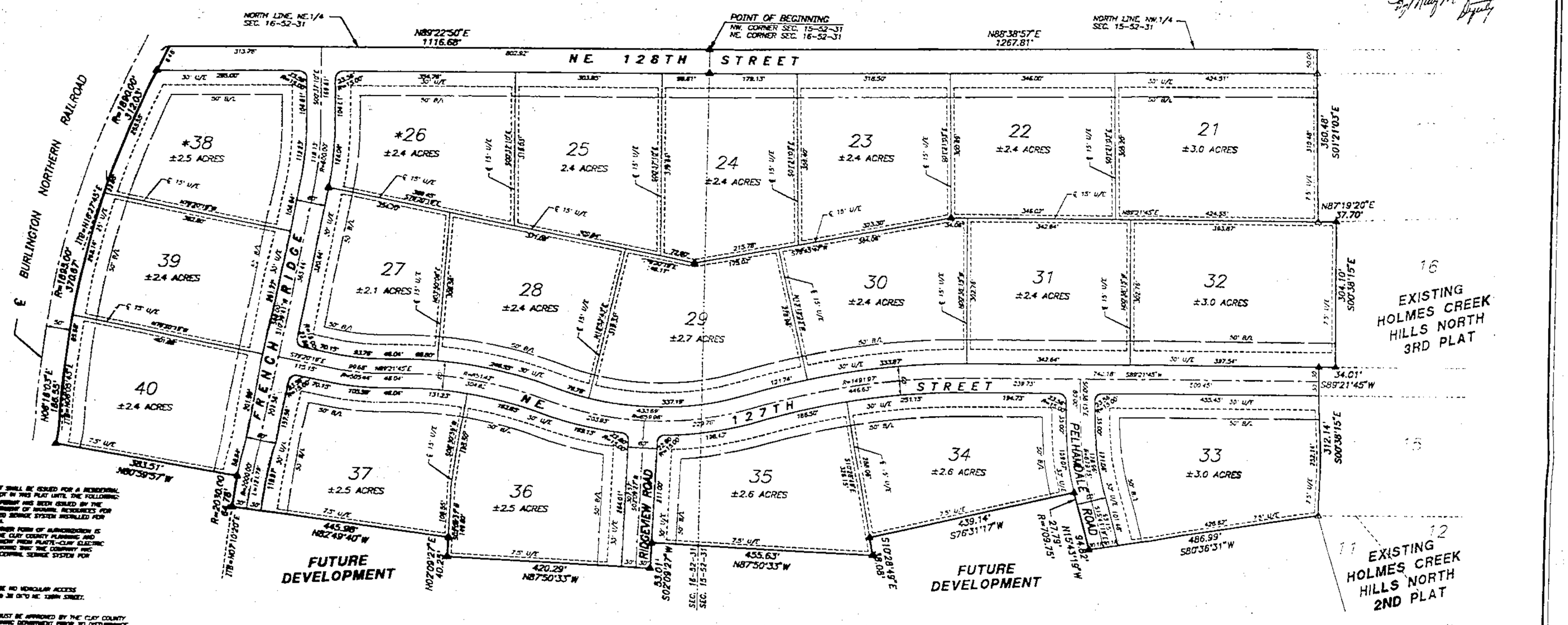
http://www.ClayCoGov.com

N 16939 OCT 4 1996

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

HOLMES CREEK HILLS NORTH 4TH PLAT

FINAL PLAT
Clay County, Missouri

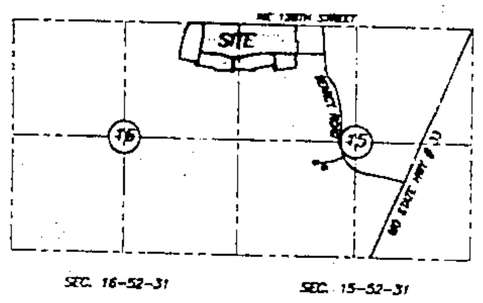


NOTE:
NO BUILDING PERMIT SHALL BE ISSUED FOR A RESIDENTIAL STRUCTURE ON A LOT IN THIS PLAT UNTIL THE FOLLOWING:
1. AN OPERATING PERMIT HAS BEEN ISSUED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES FOR THE COMMUNITY SEWAGE SYSTEM INSTALLED FOR THE SUBDIVISION.
2. A LETTER OR ORDER FORM OF AUTHORIZATION IS PROVIDED TO THE CLAY COUNTY PLANNING AND ZONING DEPARTMENT FROM PLATTE-CLAY ELECTRIC COOPERATIVE STATING THAT THE COMPANY HAS ACCEPTED THE CENTRAL SEWAGE SYSTEM FOR MAINTENANCE.

ZONING: R-1a

* THERE SHALL BE NO VEHICULAR ACCESS FROM LOTS 38 & 39 ONTO NE 128th STREET.

A SITE PLAN MUST BE APPROVED BY THE CLAY COUNTY MISSOURI PLANNING DEPARTMENT PRIOR TO DISTURBANCE OF ANY EXISTING NATURAL DRAINAGE DITCH.



Location Map

I hereby certify that the plat of HOLMES CREEK HILLS NORTH 4TH PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of engineering and land surveying and that the results of my survey work show that all monuments to the best of my knowledge and belief have been found or set as shown.

DATED: 9-13-96 A. Aylett, LS-1879

LEGAL DESCRIPTION:
All that part of the Northwest Quarter of Section 16, Township 52, Range 31 and all that part of the Northwest Quarter of Section 15, Township 52, Range 31, Clay County, Missouri described as follows: Beginning at the Northwest corner of said Section 15, thence North 88 degrees 38 minutes 57 seconds East along the northwestern line of said Northwest Quarter of said Section 15, a distance of 1267.81 feet to the Northwest corner of HOLMES CREEK HILLS NORTH 3RD PLAT, a subdivision of land in Clay County, Missouri; thence South 01 degrees 21 minutes 03 seconds East along the West line of Lot 17, of said HOLMES CREEK HILLS NORTH 3RD PLAT, a distance of 360.48 feet to the Southwest corner of said Lot 17; thence North 87 degrees 19 minutes 20 seconds East along the South line of said HOLMES CREEK HILLS NORTH 3RD PLAT, a distance of 37.70 feet; thence South 00 degrees 38 minutes 15 seconds East along the West line of Lot 16, of said HOLMES CREEK HILLS NORTH 3RD PLAT, a distance of 304.10 feet; thence South 89 degrees 21 minutes 45 seconds West along the Northerly right-of-way line of NE. 127th Street, a distance of 34.01 feet; thence South 00 degrees 38 minutes 15 seconds East along the West line of Lot 15, of said HOLMES CREEK HILLS NORTH 3RD PLAT, a distance of 312.14 feet to the Northwest Corner of Lot 11, HOLMES CREEK HILLS NORTH 2ND PLAT, a subdivision of land in Clay County, Missouri; thence South 00 degrees 38 minutes 31 seconds West, a distance of 486.99 feet; thence North 15 degrees 43 minutes 19 seconds West, a distance of 279.75 feet; thence South 76 degrees 31 minutes 17 seconds West, a distance of 439.14 feet; thence South 10 degrees 28 minutes 49 seconds East, a distance of 53.01 feet; thence North 87 degrees 30 minutes 33 seconds West, a distance of 455.63 feet; thence South 02 degrees 09 minutes 27 seconds West, a distance of 420.29 feet; thence North 82 degrees 49 minutes 40 seconds West, a distance of 445.98 feet; thence Northwestly along a curve to the right, having an initial tangent bearing of North 07 degrees 10 minutes 20 seconds East and a radius of 2030.00 feet, an arc distance of 91.79 feet; thence North 80 degrees 39 minutes 37 seconds West, a distance of 383.51 feet to a point on the Easterly right-of-way line of the Burlington Northern Railroad; thence North 15 degrees 18 minutes 03 sec. East along the Easterly right-of-way line of the Burlington Northern Railroad, a distance of 186.53 feet; thence continuing along said right-of-way Northeastwardly along a curve to the right, having an initial tangent bearing of North 06 degrees 03 minutes 43 seconds East and a radius of 1805.00 feet, an arc distance of 370.87 feet; thence continuing along said right-of-way Northeastwardly along a curve to the right, having an initial tangent bearing of North 17 degrees 27 minutes 30 seconds East and a radius of 1860.00 feet, an arc distance of 312.23 feet to the North line of said Section 16; thence North 88 degrees 38 minutes 57 seconds East along the North line of the Northwest Quarter of said Section 16, a distance of 1116.68 feet to the Point of Beginning.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "HOLMES CREEK HILLS NORTH 4TH PLAT".

EASEMENTS: An easement or license is hereby granted to Clay County, Missouri, for the purpose of installing, 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, or all of them upon, over, under and along the strips of land designated utility easement (U.E.). All of the above improvements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper safe and convenient maintenance of the aforesaid uses and specifically the rights and privileges of Clay County, Missouri, and its franchisees, utilities from going upon said easements and so much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement.

STREETS: Streets shown on this plat and not boundaries 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 building or portion thereof shall be built between this line and the street line.

IN WITNESS WHEREOF: BOYD DEVELOPMENT, L.L.C., a Missouri Limited Liability Corporation, has by the authority of its Board of Directors caused this instrument to be executed by its members this 13th day of September, 1996.

John A. Boyd, Member
Elizabeth J. Boyd, Member

JOB NUMBER 28802
28802FPD DWG(NUM)

STATE OF MISSOURI
COUNTY OF CLAY

On this 13th day of September in the year 1996, before me a Notary Public in and for said State, Personally appeared John A. Boyd and Elizabeth J. Boyd, 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 March 27, 2000 — Donna J. Pratt, NOTARY PUBLIC

This plat of HOLMES CREEK HILLS NORTH 4TH PLAT has been submitted to and approved by the Clay County Planning Commission this 6th day of August 1996.

COUNSELOR — CHAIRMAN — DIRECTOR

These easements and rights of way accepted by the County Governing Body of Clay County, Missouri, this 30th day of September 1996.

ATTEST: County Clerk — Presiding Commissioner — Western District Commissioner — Eastern District Commissioner

SEE BOOK 2021 PAGE 334 2022

STATE OF MISSOURI
COUNTY OF CLAY

This is to certify that this instrument was filed for record in the Recorder Of Deeds Office on the _____ day of _____ 19__, In Cabinet _____, Slides _____ at _____ PM/AM O'Clock.

DEPUTY — RECORDER OF DEEDS

SCALE: 1" = 100'
100 50 0 100

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 completion of Utilities and Streets.
● Denotes 1/2" Rebarn to be Set with Pinsic Caps #2074
○ Denotes Existing Bar

Prepared For:
JOHN BOYD
1607 PARK LANE
KEARNEY, MISSOURI 64060
REVISED SEPT. 6, 1996