Clay County, Missouri
Land Survey Document

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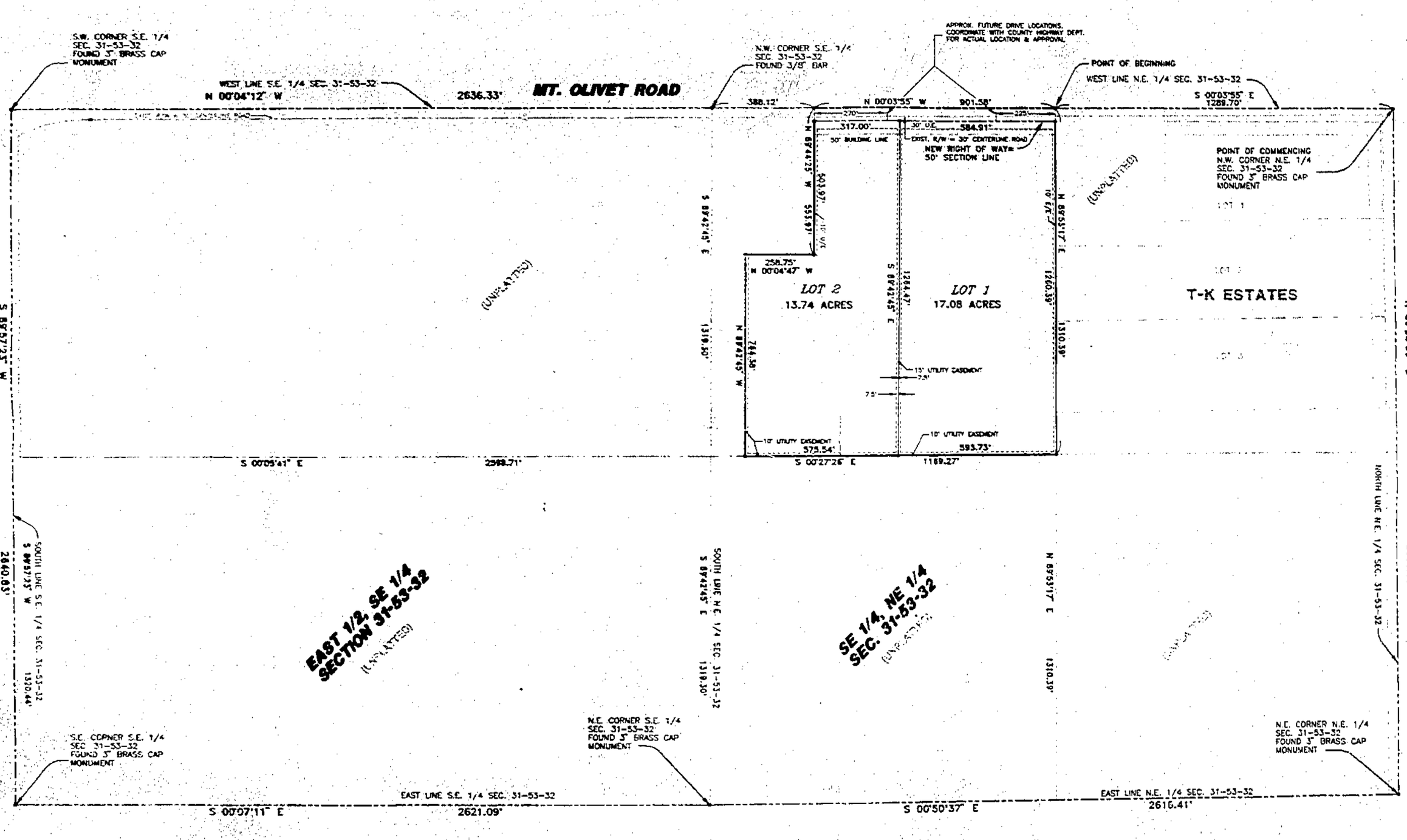
N 21959

NOV 19 1996

GOLDEN ACRES

A SUBDIVSION IN THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 53, RANGE 32, IN CLAY COUNTY, MISSOURI



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

PREPARED BY: GENESIS SURVEYING, INC.
401 S. WARD RD. *STE. 202
LEE'S SUMMIT, MO. 64081
(816) 525-0915
(816) 525-8118 FAX

PREPARED FOR: JACK REARDON
3914 NE 81st. ST.
GLADSTONE, MO. 64119
(816) 454-3064

CERTIFICATION.

I HEREBY CERTIFY, THAT THE WITHIN PLAT OF GOLDEN ACRES BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE ASSUMED, THAT THE SECTION AND SECTIONAL SUBDIVISION CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE LOT CORNERS AND STREETS CENTERLINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND CLAY COUNTY STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISION TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE 9-20-96 SIGNED Richard L. Ferguson
RICHARD L. FERGUSON, MLS NO. 2125

NOTES

BEARINGS SHOWN HEREON ARE ASSUMED.

A 1/2" BAR & CAP #2125 HAS BEEN SET AT ALL PROPERTY CORNERS.

NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR FOR PREPARATION OF THIS PLAT. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD. NO ATTEMPT WAS MADE TO LOCATE VISIBLE UTILITIES WHICH MAY INDICATE EASEMENTS OF RECORD.

NO PORTION OF THIS PLAT LIES WITHIN A 100-YEAR FLOOD PLAIN

DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 53, RANGE 32, IN CLAY COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 0°03'55" EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER SECTION, A DISTANCE OF 1289.70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°53'17" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID NORTHEAST QUARTER SECTION, A DISTANCE OF 1310.35 FEET; THENCE SOUTH 0°27'26" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER SECTION, A DISTANCE OF 1189.27 FEET; THENCE NORTH 89°42'45" WEST, PARALLEL WITH, AND 129.65 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER SECTION, A DISTANCE OF 764.38 FEET; THENCE NORTH 0°04'48" WEST, A DISTANCE OF 258.75 FEET; THENCE NORTH 89°44'25" WEST, A DISTANCE OF 553.97 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER SECTION; THENCE NORTH 0°03'55" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER SECTION, A DISTANCE OF 901.58 FEET TO THE POINT OF BEGINNING, CONTAINING 31.85 ACRES, MORE OR LESS, EXCEPT THAT PART IN ROADWAY RIGHT OF WAY.

DEDICATION:

THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL HEREINAFTER BE KNOWN AS:

GOLDEN ACRES

STREETS: ALL THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO CLAY COUNTY, MISSOURI, TO LOCATE, CONSTRUCT, AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE OF POLES, WIRES, CONDUITS AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE, ELECTRICITY, TELEPHONE, CABLE T.V., OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICE, ANY OR ALL OF THEM, UPON, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" (U/E) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

BUILDING LINES: BUILDING LINES OF SET BACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANY PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

IN TESTIMONY WHEREOF JAMES P. AND JOANNE REARDON, HUSBAND AND WIFE, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 3 DAY OF October, 1996.

BY James P. Reardon
JAMES P. REARDON

BY Joanne Reardon
JOANNE REARDON

NOTARY CERTIFICATION

STATE OF Missouri COUNTY OF Platte SS

BE IT REMEMBERED THAT ON THIS 3 DAY OF October, 1996 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME JAMES P. AND JOANNE REARDON TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HERE UNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Kathleen E. Pressley
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-27-97 Kathleen E. Pressley Platte County My Commission Expires 1-27-97

THIS PLAT OF GOLDEN ACRES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CLAY COUNTY PLANNING AND ZONING COMMISSION AND IS HEREBY approved DATED THIS 30th DAY OF September, 1996.

CHAIRMAN, PLANNING COMMISSION

DIRECTOR, PLANNING COMMISSION

PRESIDING COMMISSIONER

EASTERN COMMISSIONER

WESTERN COMMISSIONER

COUNTY COUNSELOR

THESE EASEMENTS AND RIGHT-OF-WAY ACCEPTED BY THE COUNTY GOVERNING BODY OF CLAY COUNTY, MISSOURI, THIS 20 DAY OF October, 1996

COUNTY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 19____

COUNTY RECORDER

SEE DOC# 2021 [illegible]