Clay County, Missouri
Land Survey Document

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DEC 23 1998

N 25518

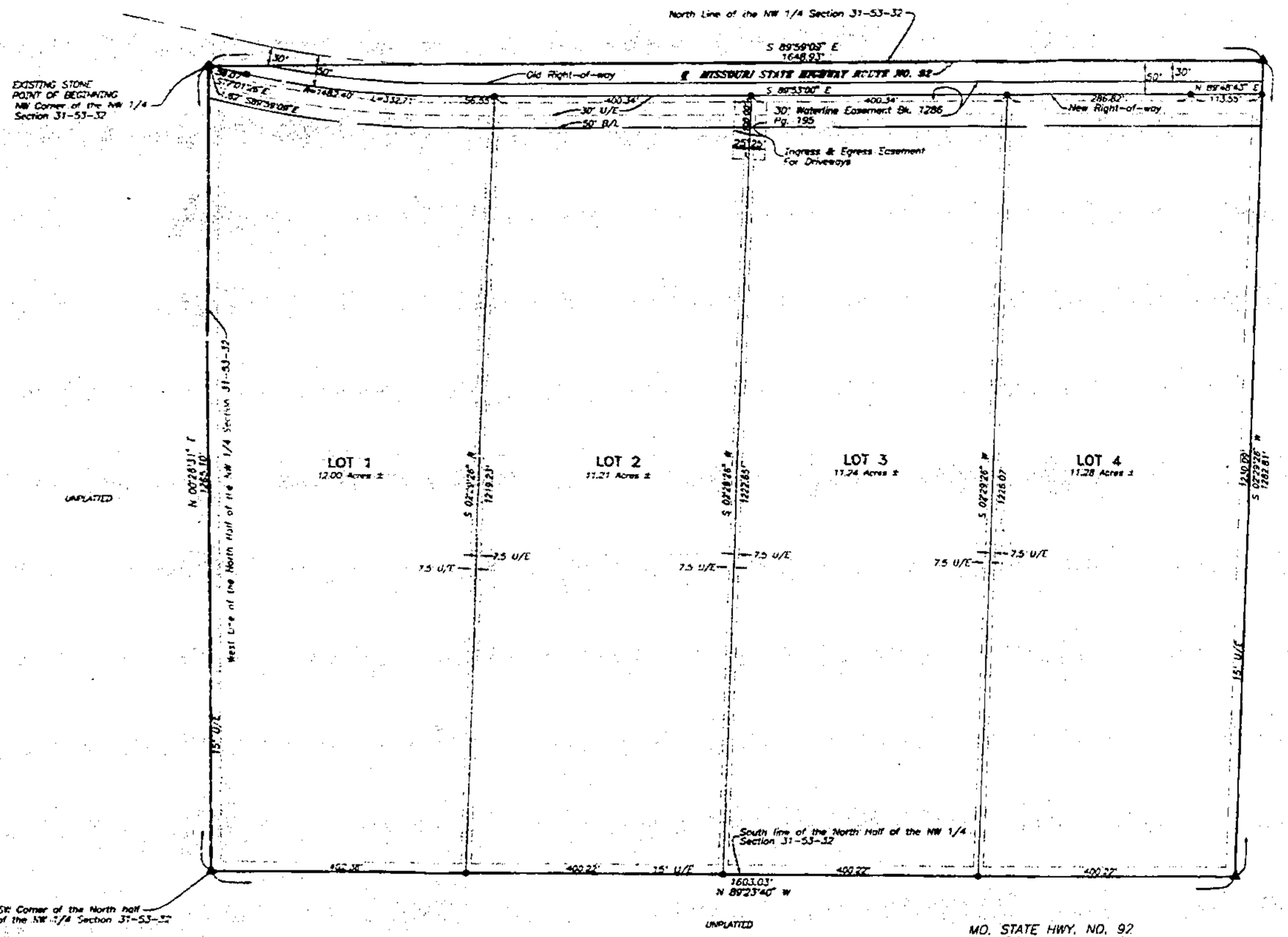
Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732

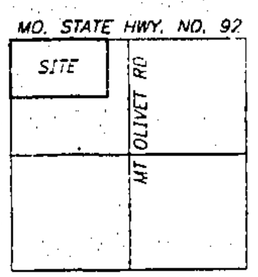
LAKE ENTRANCE ESTATES

FINAL PLAT
Clay County, Missouri

STATE OF MISSOURI
CLAY COUNTY
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE
96 DEC 23 PM 1:55
WITNESS MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN
Colorado E. Gibson
RECORDER OF DEEDS
By Mary Maxwell Deputy

SCALE: 1" = 100'
100 50 0 100





SEC. 31-53-32
Location Map

JOB NUMBER
30928

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

I hereby certify that the plat of LAKE ENTRANCE ESTATES 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 land surveying, platting of subdivisions to the best of my professional knowledge and belief.

DATE: 12-[illegible] [illegible] AYLETT LS-2074

LEGAL DESCRIPTION:
All that part of the North Half of the Northwest Quarter of Section 31, Township 53, Range 32, Clay County, Missouri described as follows: Beginning at the Northwest corner of the Northwest Quarter of said Section 31; thence South 89 degrees 59 minutes 03 seconds East, along the North line of the Northwest Quarter of said Section 31, a distance of 1648.93 feet; thence South 02 degrees 29 minutes 26 seconds West a distance of 1262.81 feet to a point on the South line of the North Half of the Northwest Quarter of said Section 31; thence North 89 degrees 23 minutes 40 seconds West, along the South line of the North Half of the Northwest Quarter of said Section 31, a distance of 1603.03 feet to the Southwest corner of the North Half of the Northwest Quarter of said Section 31; thence North 00 degrees 28 minutes 31 seconds East, along the West line of the North Half of the Northwest Quarter of said Section 31, a distance of 1265.10 feet to the Point of Beginning, except that part in roadway. Said tract of land contains 47.54 Acres more or less.

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 "LAKE ENTRANCE ESTATES".

EASEMENTS: An easement or license is hereby granted to Clay County, Missouri, for the purpose of locating, 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, 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 thereon or thereover 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 reasonably necessary in exercising the rights granted by the easement.

STREETS: Streets shown on the plat and not heretofore 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 TESTIMONY WHEREOF, Lake Entrance Associates, LTD., a Missouri Limited Partnership, by the authority of its General Manager caused this instrument to be executed by the General Manager this [illegible] day of [illegible], 1995.

Lake Entrance Associates, LTD

Robert E. McConnell, General Manager

STATE OF MISSOURI }ss.
COUNTY OF CLAY }

On this 9th day of December, 1995, before me appeared Robert E. McConnell to me personally known, who being by me duly sworn did say that he is the General Manager of Lake Entrance Associates, LTD and that said instrument was signed and sealed in behalf of said partnership by authority of its General Manager and said Robert E. McConnell acknowledged said instrument to be the free act and deed of said partnership.

My Commission Expires March 27, 2000

NOTARY PUBLIC

This plat of Lake Entrance Estates has been submitted to and approved by the Clay County Planning Commission this 3rd day of December 1996.

COUNSELLOR — CHAIRMAN — Stuart W. Borders DIRECTOR

These easements and right of ways accepted by the County Governing Body, Clay County, Missouri, this 3rd day of December, 1996

ATTEST:

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

STATE OF MISSOURI }ss.
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 Book ____ Page ____ at _____ PM/AM O'Clock.

DEPUTY — RECORDER OF DEEDS

Prepared For:
ROBERT MODEER
7400 E. 12TH ST.
KANSAS CITY, MISSOURI, 64126
PHONE 231-0041
DECEMBER 5, 1996