Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

N 69771

DEC 16 1997

REPLAT OF LOT 14, WATERFALL MANOR

CLAY COUNTY, MISSOURI.

LEGAL DESCRIPTION

TRACT A:

PART OF LOT 14, WATERFALL MANOR, A SUBDIVISION IN CLAY, COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 14, SAID POINT BEING ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15 TOWNSHIP 51, RANGE 31;

THENCE SOUTH 0°37'40" WEST ALONG SAID EAST LINE, A DISTANCE OF 1353.93 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0°37'40" WEST ALONG SAID EAST LINE, A DISTANCE OF 423.39 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14;

THENCE NORTH 89°57'03" WEST ALONG THE SOUTH LINE OF LOT 14, A DISTANCE OF 612.68 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BETH STREET;

THENCE NORTH 21°25'00" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 120.71 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND ALONG A CURVE TO THE LEFT, TANGENT TO THE PREVIOUS COURSE HAVING AN ARC LENGTH OF 216.43 FEET, AND A RADIUS OF 565.00 FEET;

THENCE NORTH 0°31'53" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 51.72 FEET;

THENCE NORTH 64°00'00" EAST, A DISTANCE OF 64.00 FEET;

THENCE NORTH 89°28'07" EAST PARALLEL WITH THE NORTH LINE OF LOT 14, A DISTANCE OF 460.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.31 ACRES MORE OR LESS

TRACT B:

"PT OF LOT 14, WATERFALL MANOR, A SUBDIVISION IN CLAY, COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14, SAID POINT BEING ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15 TOWNSHIP 51, RANGE 31;

THENCE SOUTH 0°37'40" WEST ALONG SAID SECTION 15, A DISTANCE OF 1353.93 FEET;

THENCE SOUTH 89°28'07" WEST PARALLEL WITH THE NORTH LINE OF LOT 14, A DISTANCE OF 460.01 FEET;

THENCE SOUTH 64°00'00" WEST, A DISTANCE OF 64.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BETH STREET;

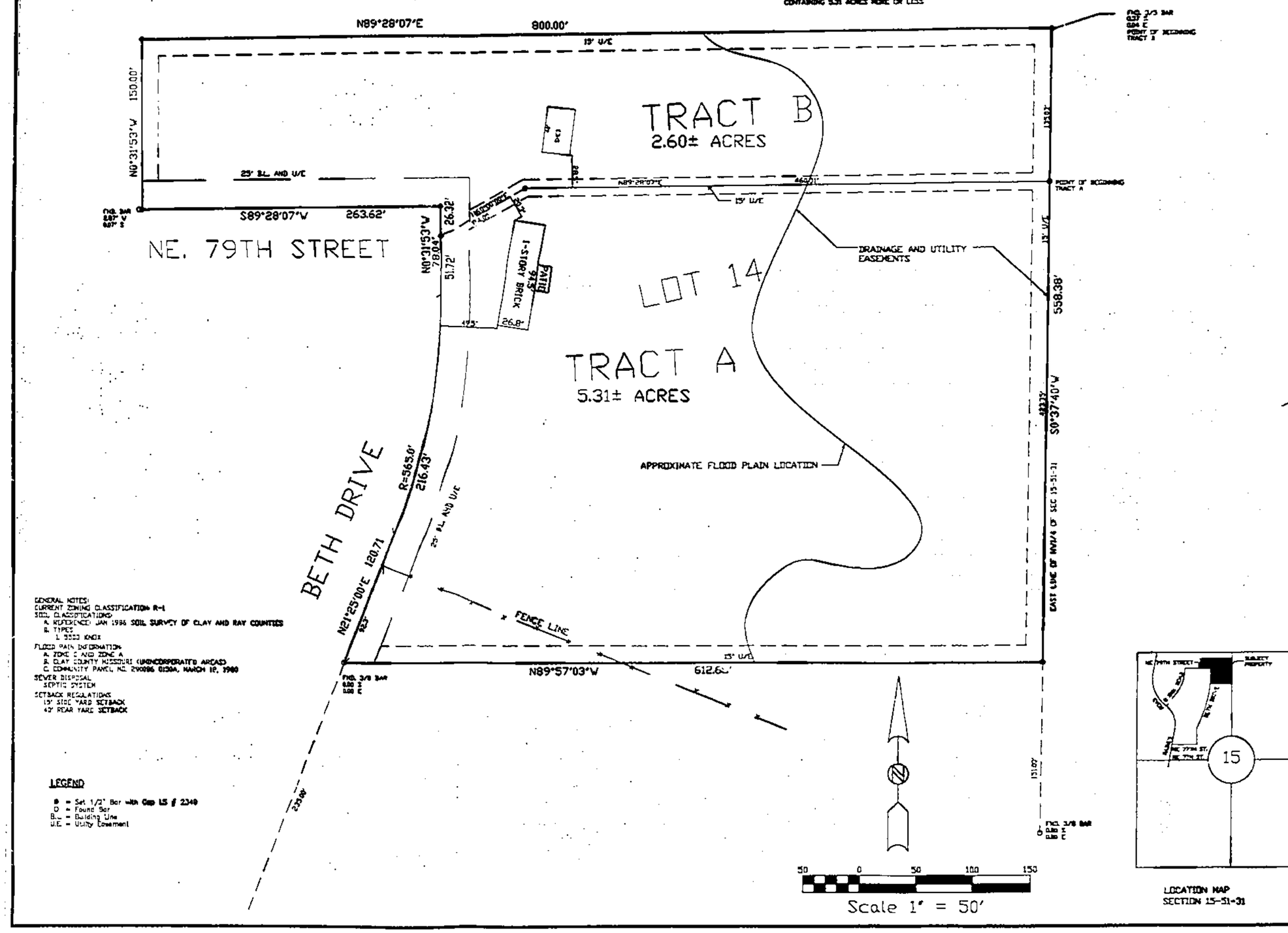
THENCE NORTH 0°31'53" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 263.62 FEET;

THENCE SOUTH 89°28'07" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NE 79TH STREET, A DISTANCE OF 263.62 FEET;

THENCE NORTH 0°31'53" WEST ALONG THE WEST LINE OF LOT 14, A DISTANCE OF 1310.00 FEET;

THENCE NORTH 89°28'07" EAST ALONG THE NORTH LINE OF LOT 14, A DISTANCE OF 900.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.60 ACRES MORE OR LESS



DEDICATION: The undersigned proprietors of the tract of land described herein have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall be hereafter be known as "REPLAT OF LOT 14 WATERFALL MANOR."

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 plows 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, gravel, 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.

STREETS: Streets shown on this 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: Charles Banning and Dorothy Banning, husband and wife have subscribed their names this 16th day of November, 1997.

Charles R. Banning — CHARLES BANNING

Dorothy Banning — DOROTHY BANNING

STATE OF MISSOURI }ss.
COUNTY OF CLAY

On this 16th day of November in the year 1997, before me a Notary Public in and for said State, Personally Appeared Charles Banning and Dorothy Banning, 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: 9/20/2000

Darlene Logan — NOTARY PUBLIC

DARLENE LOGAN NOTARY PUBLIC STATE OF MISSOURI CLAY COUNTY MY COMMISSION EXPIRES SEPT. 20, 2000

This plat of REPLAT OF LOT 14 WATERFALL MANOR has been submitted to and approved by the Clay County Planning Commission this 5th day of August 1997.

COUNCILOR — CHAIRMAN — SECRETARY

These easements and rights of way accepted by the County Governing Body of Clay County, Missouri, this 15 day of December 1997.

ATTEST:

Pamela S. Mason — County Clerk

Presiding Commissioner

Western District Commissioner

Eastern District Commissioner

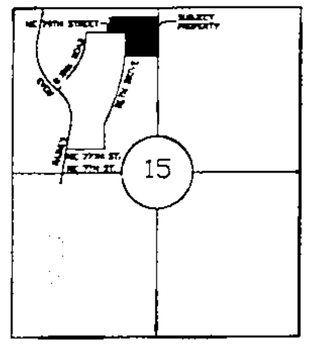
STATE OF MISSOURI }ss.
COUNTY OF CLAY

This is to certify that this instrument was filed for record in the Recorder of Deeds Office on the _____ day of _____ 1997. In Cabinet _____ Sleeve _____ at _____ AM/PM O'Clock.

DEPUTY — RECORDER OF DEEDS

GENERAL NOTES:
CURRENT ZONING CLASSIFICATION R-1
SOIL CLASSIFICATIONS:
A. REFERENCE: JAN 1986 SOIL SURVEY OF CLAY AND RAY COUNTIES
B. TYPES
1. 2222 KNOX
FLOOD PLAIN INFORMATION
A. ZONE C AND ZONE A
B. CLAY COUNTY MISSOURI (UNINCORPORATED AREAS)
C. COMMUNITY PANEL NO. 290086 0130A, MARCH 15, 1980
SEWER DISPOSAL
SEPTIC SYSTEM
SETBACK REGULATIONS
15' SIDE YARD SETBACK
40' REAR YARD SETBACK

LEGEND
● = Set 1/2" Bar with Cap LS # 2349
O = Found Bar
B.L. = Building Line
U.E. = Utility Easement



LOCATION MAP
SECTION 15-51-31

I HEREBY CERTIFY: That the accompanying survey is based on an actual survey made by me or under my direct supervision and that such survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey, to the best of my professional information, knowledge and belief.

STATE OF MISSOURI — BOB W. STEVENS — NUMBER 2349 — REGISTERED LAND SURVEYOR

Date: 10-15-97 Signed: Bob W. Stevens MO LS 2349

CHARLES & DOROTHY BANNING

7901 BETH DRIVE

LIBERTY, MISSOURI 64068

REVISIONS

LOGAN & ASSOCIATES
Professional Engineers & Registered Land Surveyors
300 N. Church Road, Suite 200
Liberty, Missouri 64068
(816) 781-7626
Fax (816) 781-7483

Job No: 97-1112
File: BANNING
Scale: 1"=50'

Drawn By: RHS — Date: 7-14-97
Check By: — Date:

Sheet No.
OF

CAS E
1/7/98 co