Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

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

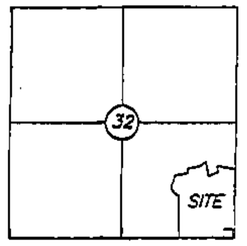
CLAY COUNTY
CERTIFY INSTRUMENT
97 DEC 19 P 1:41 R
RECORDER OF DEEDS
By

N 69886

DEC 19 1997

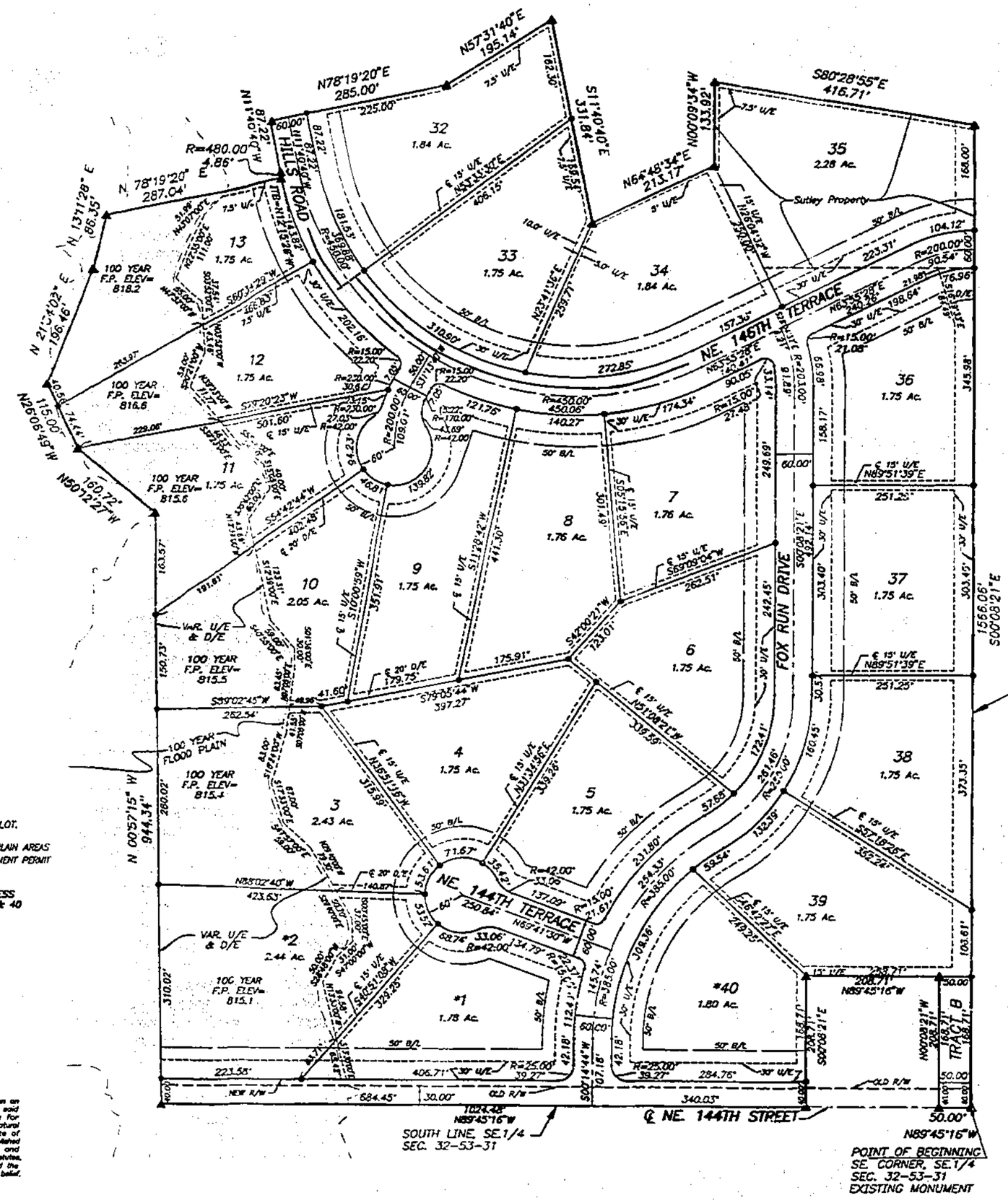
FOX RUN

FINAL PLAT
Clay County, Missouri



SEC.32-53-31

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
F.P. = Flood Plain
△ 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

* NOTE: TRACT "B" IS A NON BUILDABLE LOT.

* ALL WORK DONE IN THE DESIGNATED FLOODPLAIN AREAS WILL REQUIRE APPROPRIATE FLOODPLAIN DEVELOPMENT PERMIT

* THERE SHALL BE NO VEHICULAR ACCESS ONTO NE. 144TH STREET FROM LOTS 1, 2 & 40

I hereby certify that the plat of FOX RUN subdivision is based on an 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, 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 surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 12-2-97 Frank A. Aylett SAM A. AYLETT, LS-2074

LEGAL DESCRIPTION: All that part of the Southeast Quarter of Section 32, Township 53, Range 31 in Clay County, Missouri described as follows: Beginning at the Southeast corner of the Southeast Quarter of said Section 32; thence North 89 degrees 45 minutes 16 seconds West along the South line of the Southeast Quarter of said Section 32, a distance of 50.00 feet; thence North 00 degrees 08 minutes 21 seconds West, a distance of 208.71 feet; thence North 89 degrees 45 minutes 16 seconds West, a distance of 208.71 feet; thence South 00 degrees 08 minutes 21 seconds East, a distance of 208.71 feet to a point on the South line of the Southeast Quarter of said Section 32; thence North 89 degrees 45 minutes 16 seconds West along the South line of the Southeast Quarter of said Section 32, a distance of 1024.48 feet; thence North 00 degrees 57 minutes 15 seconds West, a distance of 944.34 feet; thence North 50 degrees 12 minutes 27 seconds West, a distance of 160.72 feet; thence North 28 degrees 06 minutes 49 seconds West, a distance of 115.00 feet; thence North 21 degrees 34 minutes 02 seconds East, a distance of 198.46 feet; thence North 13 degrees 11 minutes 28 seconds East, a distance of 88.35 feet; thence North 78 degrees 19 minutes 20 seconds East, a distance of 287.04 feet; thence Northwesterly along a curve to the right, having an initial tangent bearing of North 12 degrees 15 minutes 28 seconds West and a radius of 480.00 feet, an arc distance of 4.86 feet; thence North 11 degrees 40 minutes 40 seconds West, a distance of 87.22 feet; thence North 78 degrees 19 minutes 20 seconds East, a distance of 285.00 feet; thence North 57 degrees 31 minutes 40 seconds East, a distance of 195.14 feet; thence South 11 degrees 40 minutes 40 seconds East, a distance of 331.84 feet; thence North 66 degrees 48 minutes 34 seconds East, a distance of 213.17 feet; thence North 00 degrees 09 minutes 34 seconds West, a distance of 133.92 feet; thence South 80 degrees 28 minutes 55 seconds East, a distance of 416.71 feet to a point on the East line of the Southeast Quarter of said Section 32; thence South 00 degrees 08 minutes 21 seconds East along the East line of the Southeast Quarter of said Section 32, a distance of 1556.06 feet to the Point of Beginning. Said tract of land contains 46.71 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 "FOX RUN".

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 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: Frank and Jo Marie Cucchiara, husband and wife have subscribed their names, this 2nd day of December 1997.

Frank Cucchiara — Jo Marie Cucchiara

STATE OF MISSOURI } s.s.
COUNTY OF CLAY }

On this 2nd day of December in the year 1997, before me a Notary Public in and for said State, Personally appeared Frank Cucchiara and Jo Marie Cucchiara, 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: November 1, 1998

Joseph E. Brockter
NOTARY PUBLIC
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. NOV. 1, 1998

IN TESTIMONY WHEREOF: Alfred Terry Sutley, a single person has subscribed his name this 3 day of December 1997.

Alfred Terry Sutley

STATE OF MISSOURI } s.s.
COUNTY OF CLAY }

On this 3 day of December in the year 1997, before me a Notary Public in and for said State, Personally appeared Alfred Terry Sutley a single person, who executed the within instrument and acknowledged to me that he 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: 3-11-2001

Deborah L. Banks
Notary Public-Notary Seal
State of Missouri
Jackson Cty
My Commission Exp. 3-11-2001

Deborah L. Banks
NOTARY PUBLIC

This plat of FOX RUN has been submitted to and approved by the Clay County Planning Commission this 3rd day of June 1997.

COUNSELOR — CHAIRMAN — Stuart N. Bradley DIRECTOR

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

ATTEST:

Pamela J. Moore
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 ____, 1997. In Cabinet ____ Sleeve ____ at ____ PM/AM O'Clock.

DEPUTY — RECORDER OF DEEDS

JOB NUMBER
32200

Prepared For:
FRANK JOSEPH DEV. CO.
115 Blue Jay Drive
Liberty, MO. 64068

CAS E
1/1/92