Clay County, Missouri
Land Survey Document
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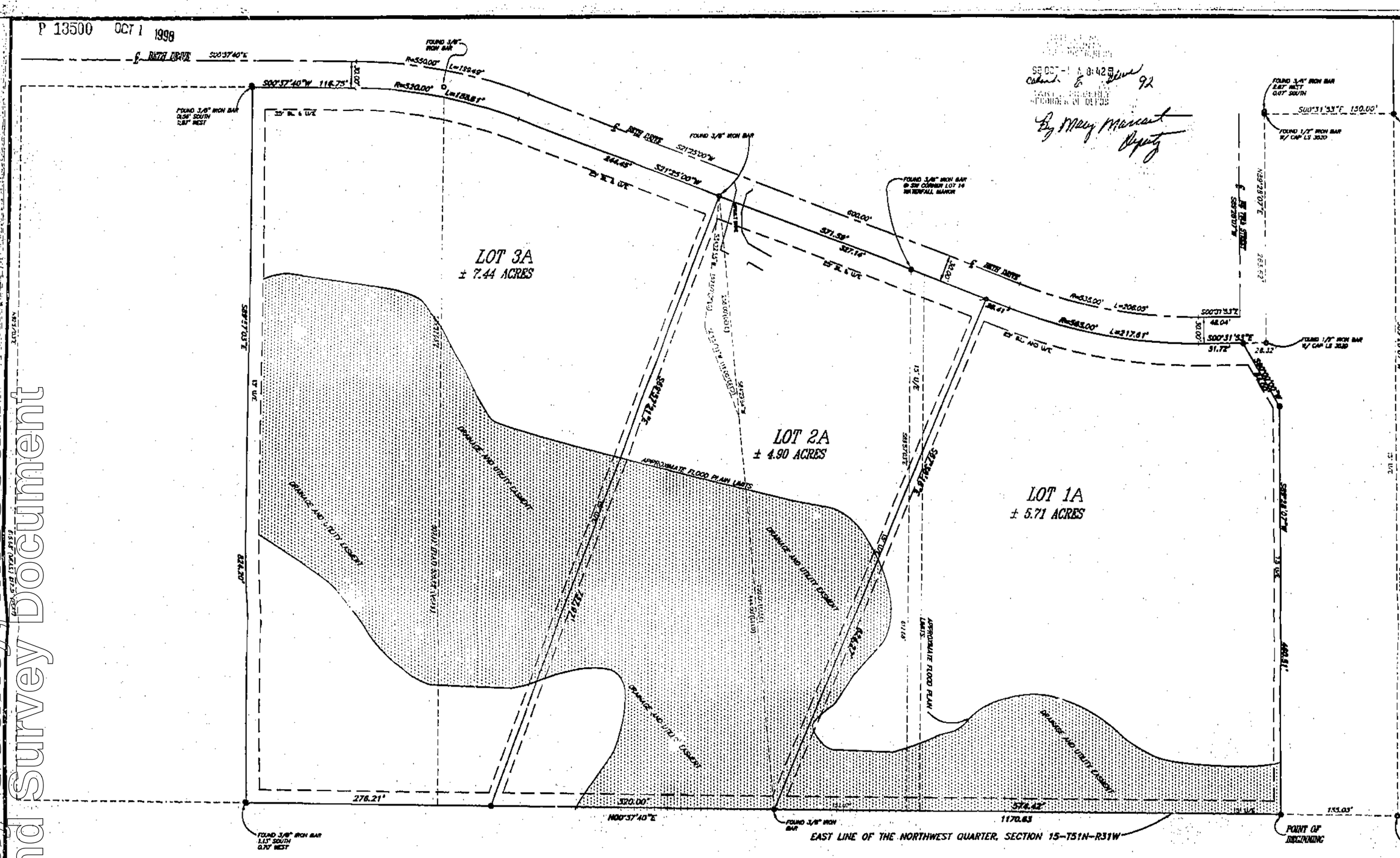
P 13500 OCT 1 1998

REPLAT OF LOTS 8 AND 13 OF WATERFALL MANOR AND TRACT A OF THE REPLAT OF LOT 14 WATERFALL MANOR

A SUBDIVISION IN CLAY COUNTY, MISSOURI



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

LEGEND
- ● SET 1/2" IRON BAR W/ CAP LS 352D
- ○ FOUND MONUMENT
- U/E UTILITY EASEMENT
- BL BUILDING SETBACK LINE
- APPROXIMATE FLOOD PLAIN (ZONE A) & DRAINAGE AND UTILITY EASEMENT

GENERAL NOTES:

1). FLOOD PLAIN INFORMATION:
PER FLOOD INSURANCE RATE MAP,
COMMUNITY PANEL NO. 290086 0150A, MARCH 18, 1980
CLAY COUNTY (UNINCORPORATED AREAS)
ZONE A AND ZONE C

2). SETBACK REGULATIONS:
15' SIDE YARD SETBACK
40' REAR YARD SETBACK
25' FRONT YARD SETBACK

3). THIS PLAT IS BASED ON RECORD DOCUMENTS, LEGAL DESCRIPTION, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECTS THIS TRACT.

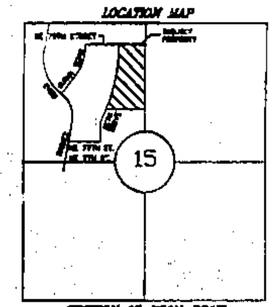
4). THE BEARINGS SHOWN HEREON ARE BASED UPON THE PLAT OF WATERFALL MANOR

5). THIS PLAT MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A PROPERTY BOUNDARY SURVEY AS DEFINED BY MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

6). NO TITLE REPORT WAS FURNISH BY THE CLIENT FOR THIS SURVEY.

7). THIS DRAWING IS VALID ONLY IF IT BEARS THE ORIGINAL SEAL IN GREEN INK OF THE CERTIFYING SURVEYOR.

LOCATION MAP



SECTION 15-T51N-R31W
NOT TO SCALE

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 be hereafter be known as "Replat of Lots 8 and 13 of Waterfall Manor and Tract A of the 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 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 greater 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 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: Ernest R. Sexton, Charles L. Banning and Audrey Butterfield have subscribed their names this 6 day of August, 1998.

ERNEST R. SEXTON

CHARLES L. BANNING

AUDREY BUTTERFIELD

STATE OF MISSOURI)
COUNTY OF CLAY) s.s.

On this 6 day of August, 1998, before me a Notary Public in and for said State, Personally appeared Ernest R. Sexton, Charles L. Banning and Audrey Butterfield, 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: 11-22-01

NOTARY PUBLIC

This plat of SEXTON ACRES has been submitted to and approved by the Clay County Planning Commission this 2nd day of June, 1998.

COUNCILOR — CHAIRMAN — DIRECTOR

These easements and rights of way accepted by the County Governing Body of Clay County, Missouri, this 17th day of August, 1998.

ATTEST:

County Clerk

Presiding Commissioner

Western District Commissioner

Eastern District Commissioner

STATE OF MISSOURI)
COUNTY OF CLAY) s.s.

This is to certify that this instrument was filed for record in the Recorder of Deeds Office on the _____ day of _____, 1998. In Cabinet _____, Sleeve _____ at _____ AM/PM O'Clock.

DEPUTY — RECORDER OF DEEDS

LEGAL DESCRIPTION

ALL OF TRACT A OF THE REPLAT OF LOT 14, WATERFALL MANOR, AND LOTS 8 AND 13, WATERFALL MANOR, A SUBDIVISION OF LAND IN CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 14 OF SAID WATERFALL MANOR, SAID POINT BEING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 51 NORTH, RANGE 31 WEST;
THENCE SOUTH 00 DEGREES 37 MINUTES 40 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 155.03 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 58 MINUTES 07 SECONDS WEST, A DISTANCE OF 480.61 FEET;
THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 54.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF 58TH DRIVE (AS NOW ESTABLISHED);
THENCE SOUTH 00 DEGREES 51 MINUTES 53 SECONDS EAST ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 51.72 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
THENCE ALONG SAID CURVE HAVING A RADIUS OF 565.00 FEET AN ARC LENGTH OF 217.61 FEET TO THE POINT OF TANGENCY;
THENCE SOUTH 21 DEGREES 25 MINUTES 00 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 571.58 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
THENCE ALONG SAID CURVE HAVING A RADIUS OF 530.00 FEET AN ARC LENGTH OF 188.61 FEET TO THE POINT OF TANGENCY;
THENCE SOUTH 00 DEGREES 37 MINUTES 40 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 116.75 FEET;
THENCE SOUTH 89 DEGREES 07 MINUTES 03 SECONDS EAST, A DISTANCE OF 884.80 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 51 NORTH, RANGE 31 WEST;
THENCE NORTH 00 DEGREES 37 MINUTES 40 SECONDS EAST ALONG SAID EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 1170.63 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 18.05 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND COVENANTS, RECORDED OR UNRECORDED, IF ANY.

I HEREBY CERTIFY: That the accompanying survey is 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 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

Date: _____

Bob W. Sterrett, MO LS 1138
Logan & Associates, Incorporate LS 352D

REVISION 7-7-98 UTILITY EASEMENT

FINAL PLAT OF:

REPLAT OF LOTS 8 AND 13 OF WATERFALL MANOR AND TRACT A OF THE REPLAT OF LOT 14, WATERFALL MANOR

A SUBDIVISION IN CLAY COUNTY, MISSOURI

LOGAN & ASSOCIATES
Professional Engineers & Registered Land Surveyors
300 N. Church Road, Suite 100
Liberty, Missouri 64068
(816) 781-7626
Fax (816) 781-7483

Job No: 98-0292
File: SEXTON.DWG
Scale: 1"=60'

Drawn By: KBB Date: 4/14/98
Check By: Date:

Sheet No. 1 OF 1