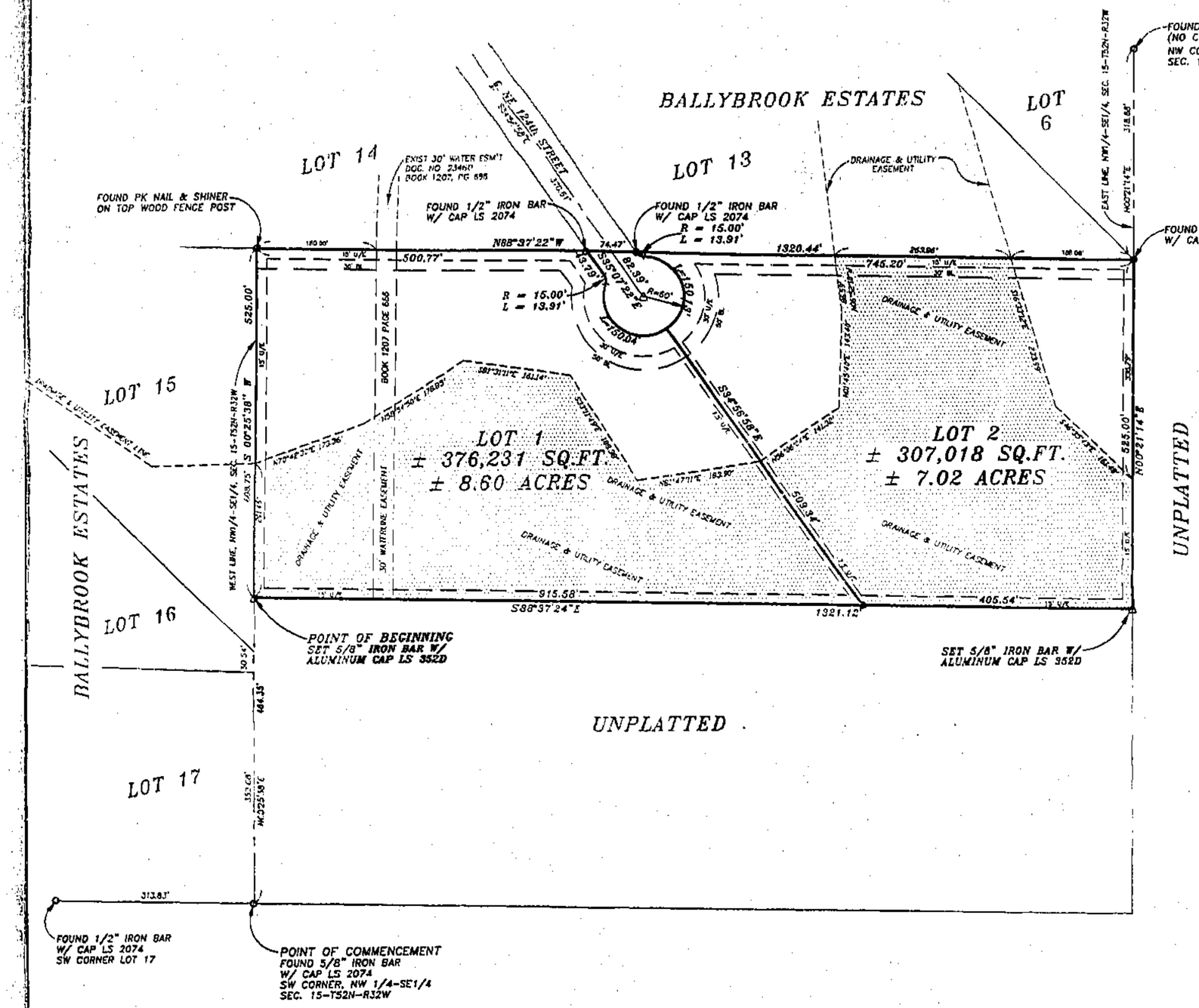
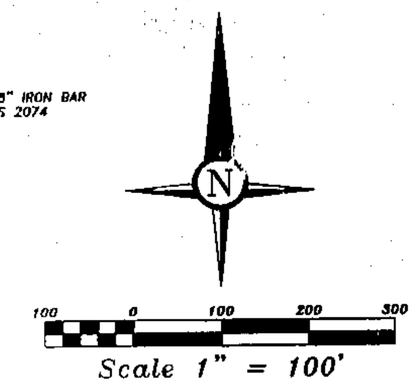
P 13356

SEP 30 1998

FINAL PLAT
CORNERSTONE VALLEY
A SUBDIVISION IN CLAY COUNTY, MISSOURI



LEGAL DESCRIPTION:
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 52, RANGE 32, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOW: COMMENCING AT THE SOUTHWEST CORNER, NORTHWEST QUARTER, SOUTHEAST QUARTER, OF SAID SECTION 15, ALSO BEING THE SOUTHEAST CORNER OF LOT 17, BALLYBROOK ESTATE; THENCE N 00°25'38" E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 464.35 FEET;TO THE POINT OF BEGINNING, THENCE S 88°37'24" E, 1,321.12 FEET; THENCE N 00°21'14" E 535.00 FEET; TO THE SOUTHEAST CORNER OF LOT 13 OF SAID BALLYBROOKE ESTATES, THENCE N 88°37'22" W ALONG THE SOUTH LINE OF SAID BALLYBROOK ESTATES, 1320.44 FEET, TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER, SECTION 15, ALSO BEING THE NORTHEAST CORNER OF LOT 15 OF SAID BALLYBROOKE ESTATES; THANCE S 00°25'38" W ALONG THE WEST LINE OF SOUTHEAST QUARTER, 535.00 FEET; TO THE POINT OF BEGINNING. CONTAINING 15.91 ACRES MORE OF LESS.



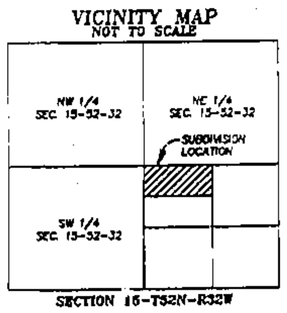
BASIS OF BEARING: BALLEYBROOKE ESTATES

LEGEND:
- ○ FOUND MONUMENT (AS NOTED ON DRAWING)
- ● SET 1/2" IRON BAR W/ CAP LS 352D
- ▲ SET 5/8" IRON BAR W/ CAP LS 352D

DRAINAGE & UTILITY EASEMENT

NOTE:
This area is not in the 100 year flood plain according to Community Panel Number 290086 0075A Effective Date March 18, 1980

VICINITY MAP
NOT TO SCALE



SECTION 15-T52N-R32W

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 and plat shall be hereafter be known as "CORNERSTONE VALLEY".

EASEMENTS: An easement or license is hereby granted to Clay County, Missouri, for the purpose of inspecting, 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 structure (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: Cornerstone Homes, Inc. has caused these presents to be signed by its member, and Betsy Ellen Finnell

this 16th day of September, 1998.

Kay Mitchell, Member — Betsy Ellen Finnell

STATE OF MESSURI
COUNTY OF CLAY } S.S.

On this 16th day of September, 1998, before me appeared Kay Mitchell, to me personally known, who being by me duly sworn did say that she is a member of Cornerstone Homes, Inc., and that said instrument was signed in behalf of said Company and that said Cornerstone Homes, Inc. acknowledged said instrument to be the free act and deed of said Company.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the day and year last above written.

My Commission Expires: 11-22-01 NOTARY PUBLIC

This plat of "CORNERSTONE VALLEY" has been submitted to and approved by the Clay County Planning Commission this 1st day of September, 1998.

COUNSELOR — CHAIRMAN — DIRECTOR

PRESIDING COMMISSIONER — WESTERN DISTRICT COMMISSIONER — EASTERN DISTRICT COMMISSIONER

These easements and rights of way accepted by the County Governing Body of Clay Cadoin, Missouri, this 21st day of September, 1998.

ATTEST: County Clerk

STATE OF MESSOURI
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.

DEPT. _____ RECORDER OF DEEDS

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

I hereby certify that the plat of CORNERSTONE VALLEY subdivision 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 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 subdivisions to the best of my belief.

Date: 9-16-98

Bob E. Logan, PLS 3320
LOGAN & ASSOCIATES, INC. LS 3320

REV 1000 9/15/98 KRB

NOTE:
No restrictions regarding future subdivisions shall be placed upon the property by subdivision covenant, and that proposed structures shall be placed so as not to preclude possible road extensions and higher density development in the future.

FINAL PLAT

CORNERSTONE VALLEY

CORNERSTONE HOMES
2850 KENDALLWOOD PARKWAY
KANSAS CITY, MO 64116

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: 98-0495
File: 98-495R1.DWG
Scale: 1"=100'
Drawn By: KRB Date: 9/31/98
Check By: Date:
Sheet No. 1 OF 1

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Clay County, Missouri Land Survey Document