Clay County, Missouri
Land Survey Document

P 46712 APR 30 1999

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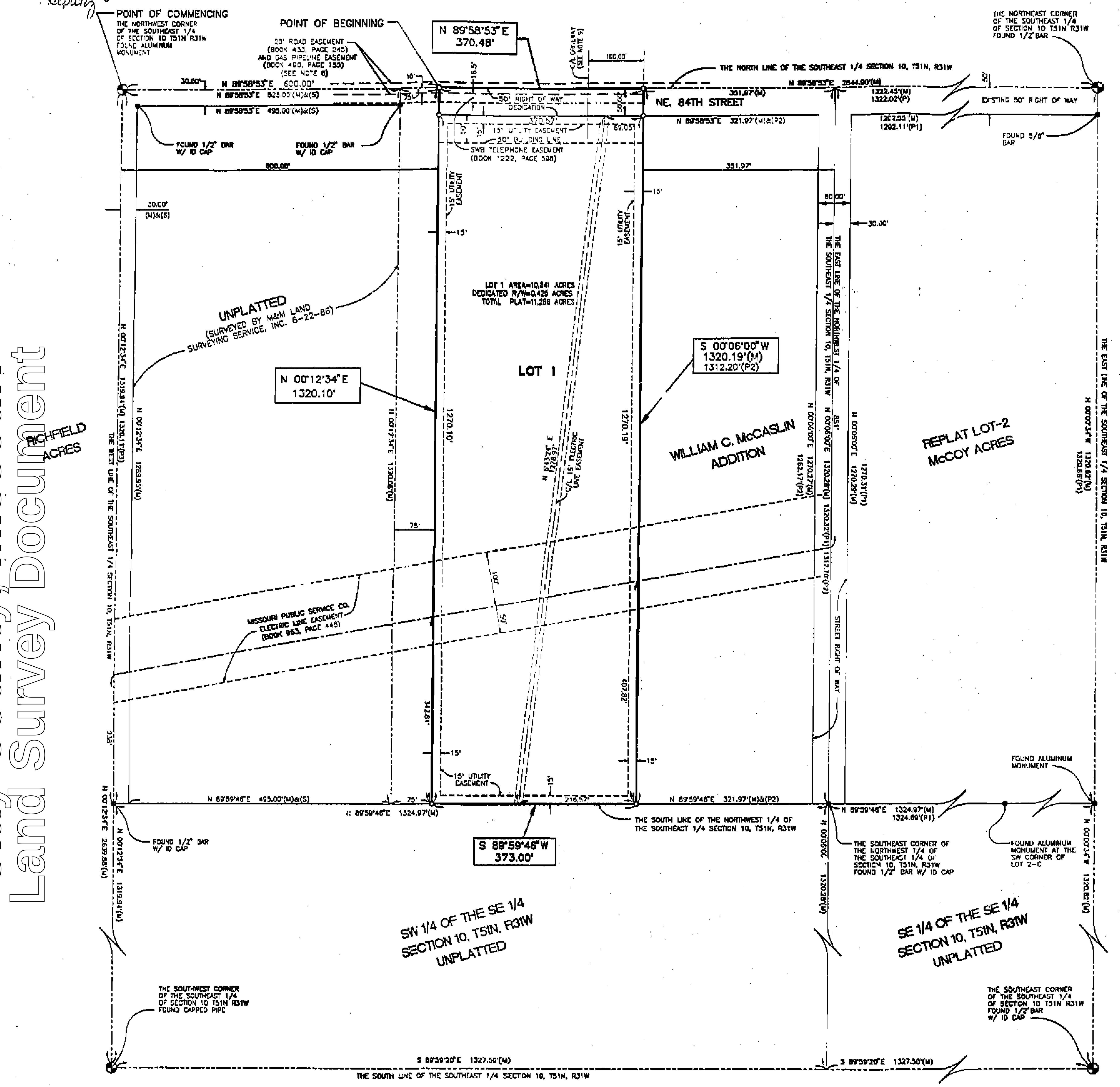
Cab E Sleeve 104

RECORDER OF DEEDS



Plat Cab E 6/2/99

NILSAC ADDITION

BEING A PLATTING OF PART OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 51 NORTH, RANGE 31 WEST OF THE 5TH P.M., IN CLAY COUNTY, MISSOURI

DESCRIPTION OF SURVEYED TRACT

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 51 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4, THENCE N89°58'53"E (ALL BEARINGS HEREIN ARE REFERENCED TO AN ASSUMED GRID SYSTEM) ON THE NORTH LINE OF SAID SOUTHEAST 1/4, 600.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°58'53"E ON SAID NORTH LINE, 370.48 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 1, "WILLIAM C. McCASLIN ADDITION" BEING 351.97 FEET WEST OF THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SOUTHEAST 1/4; THENCE S0°06'00"W ON THE WEST LINE OF SAID LOT 1 AND ON A LINE 351.97 FEET WEST OF, AND PARALLEL WITH, THE EAST LINE OF SAID 1/4 1/4, 1320.19 FEET TO THE SOUTH LINE OF SAID 1/4 1/4; THENCE S89°59'46"W ON SAID SOUTH LINE, 373.00 FEET TO A POINT 600.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE N0°12'34"E, ON A LINE 600.00 FEET EAST FROM, AND PARALLEL WITH, SAID WEST LINE 1320.10 FEET TO THE POINT OF BEGINNING. (TRACT CONTAINS 11.266 ACRES MORE OR LESS)

NOTES

1. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY AND THE LAND REFERRED TO IN THOMPSON TITLE CORPORATION (AN AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY) OWNERSHIP AND ENCUMBRANCE CERTIFICATE FILE NUMBER "DOUGLAS PRODUCTS", DATED JULY 22, 1998 AT 8:00 A.M.
2. THE CLASS OF PROPERTY FOR THE SUBJECT TRACT IS CONSIDERED "SUBURBAN", PER THE DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEY.
3. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED GRID SYSTEM.
4. THE SUBJECT TRACT CONTAINS
   0.425 ACRES IN DEDICATED ROAD RIGHT-OF-WAY
   10.841 ACRES EXCLUDING DEDICATED ROAD RIGHT-OF-WAY
   11.266 ACRES TOTAL
5. ITEM #2 OF THE ABOVE REFERENCED TITLE COMMITMENT REFERS TO RIGHT-OF WAY GRANTED TO THE STATE OF MISSOURI, RECORDED IN BOOK D-5 AT PAGE 60, SAID RIGHT-OF-WAY DOES NOT CROSS THE SUBJECT TRACT.
6. ITEM #3 OF THE ABOVE REFERENCED TITLE COMMITMENT REFERS TO THE GAS PIPELINE EASEMENT GRANTED TO STANDARD OIL COMPANY, RECORDED IN BOOK 490 AT PAGE 135, AND ASSIGNED TO THE AMERICAN OIL COMPANY PER DOCUMENT RECORDED IN BOOK 709 AT PAGE 1. SAID EASEMENT IS AMBIGUOUS IN LOCATION, BUT DOES APPEAR TO AFFECT A 20 FEET WIDE TRACT "RUNNING EAST AND WEST THROUGH THE CENTER OF SECTION 10" AS SHOWN HEREON.
7. ITEM #4 OF THE ABOVE REFERENCED TITLE COMMITMENT REFERS TO THE WATER LINE EASEMENT GRANTED TO PUBLIC WATER DISTRICT NO. 6, RECORDED IN BOOK 878 AT PAGE 298. SAID EASEMENT IS DEFINED ONLY TO BE "30 FEET IN WIDTH, THE CENTER LINE THEREOF TO BE LOCATED ACROSS SAID LAND AS INSTALLED". IT IS UNKNOWN TO THE UNDERSIGNED WHERE SAID LINE IS LOCATED OR IF IT CROSSES THE SUBJECT TRACT AND THEREFORE NOT SHOWN HEREON.
8. PER THE CLAY COUNTY PLANNING AND ZONING COMMISSION (CASE NO. OCT. 98-102F) THE LOCATION OF THE CENTERLINE OF THE DRIVEWAY FROM THE SUBJECT TRACT TO N.E. 84TH STREET SHALL BE 100 FEET WESTERLY OF THE NORTHEAST CORNER OF LOT 1, AS SHOWN HEREON. THE DRIVEWAY ELEVATION SHOULD BE EQUAL TO OR GREATER THAN THE CENTERLINE ELEVATION OF N.E. 84TH STREET AT THAT LOCATION.

STREET DEDICATION

THE UNDERSIGNED PROPRIETOR OF SAID PROPERTY SHOWN ON THIS PLAT DOES HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGHFARES, ALL PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TERRACES, PLACES, HIGHWAYS, ROADS, DRIVES, LANES, AVENUES AND ALLEYS NOT HERETOFORE DEDICATED.

BUILDING SETBACK

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 RIGHT-OF-WAY LINE.

LEGEND

- FOUND SECTION CORNER & 1/4 SECTION CORNER AS NOTED
- ● FOUND PROPERTY CORNER AS NOTED
- ○ SET 5/8" BAR WITH I.D. CAP UNLESS OTHERWISE NOTED
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- (P1) PLATTED DISTANCE PER THE RECORDED PLAT OF "REPLAT LOT-2 McCOY ACRES"
- (P2) PLATTED DISTANCE PER THE RECORDED PLAT OF "WILLIAM C. McCASLIN ADDITION"
- (P3) PLATTED DISTANCE PER THE RECORDED PLAT OF "RICHFIELD ACRES"
- (S) DISTANCE PER THE SURVEY BY M&M LAND SURVEYING SERVICES, INC. DATED 6-22-86

SEE BOOK 2996 PAGE 365

N

0' 50' 100' 200'
HORIZONTAL SCALE: 1"= 100'

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE PLAT OF "NILSAC ADDITION" 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. I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO AN ASSUMED GRID SYSTEM, WITH THE NORTH LINE OF THE SOUTHWEST 1/4 BEING A BEARING OF N89°58'53"E; THAT THE SECTION AND SECTIONAL SUBDIVISION CORNER MONUMENTS WERE FOUND AS INDICATED ON THIS PLAT; THAT THE LOT CORNERS AND STREET CENTER LINE HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND CLAY COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MAY 7, 1998
DATE OF SURVEY

NO. L.S. 2184

EASEMENT DEDICATION

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, SEWER PIPES, POLES, WIRES, DRAINAGE FACILITIES, DUCTS AND CABLES, AND SIMILAR FACILITIES, UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U.E.", IS HEREBY GRANTED TO CLAY COUNTY, MISSOURI, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES.

EXECUTIONS & ACKNOWLEDGEMENTS

THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

"NILSAC ADDITION"

EXECUTION

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR OF "NILSAC ADDITION", DOUGLAS PRODUCTS AND PACKAGING COMPANY, A MISSOURI CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY GERALD C. McCASLIN, ITS PRESIDENT AND ROBERTA M. HOLT, ITS SECRETARY THIS First DAY OF April 1999.

GERALD C. McCASLIN
PRESIDENT

ROBERTA M. HOLT
SECRETARY

ACKNOWLEDGEMENT

STATE OF MISSOURI }
COUNTY OF CLAY } SS.

BE IT REMEMBERED, THAT ON THIS 1 DAY OF April 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME GERALD C. McCASLIN AND ROBERTA M. HOLT, TO ME PERSONALLY KNOWN, WHO BY ME BEING DULY SWORN, DID SAY THAT THEY ARE THE PRESIDENT AND SECRETARY OF DOUGLAS PRODUCTS AND PACKAGING COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THAT SAID GERALD C. McCASLIN ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

Carlene Cullinane
PRINTED NAME

MY COMMISSION EXPIRES ______ CARLENE CULLINANE
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires May 29, 2000

APPROVALS

THIS PLAT OF "NILSAC ADDITION" HAS BEEN SUBMITTED TO AND IN CONSIDERED BY THE CLAY COUNTY PLANNING AND ZONING COMMISSION, AND IS HEREBY approved DATED THIS 2nd DAY OF March, 1999.

CHAIRMAN
PLANNING COMMISSION

DIRECTOR
PLANNING COMMISSION

PRESIDING COMMISSIONER

EASTERN COMMISSIONER

WESTERN COMMISSIONER

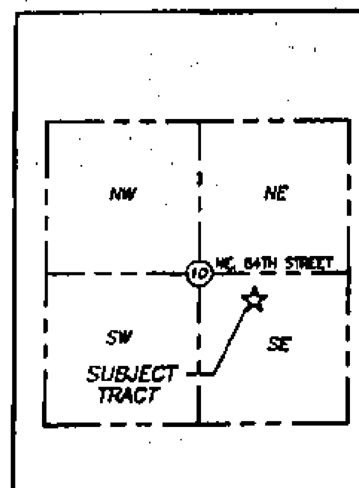
COUNTY COUNSELOR

THESE EASEMENTS AND RIGHT-OF WAY ACCEPTED BY THE COUNTY GOVERNING BODY OF CLAY COUNTY, MISSOURI, THIS 9th DAY OF April 1999.

Pamela Mason
COUNTY CLERK

ENTERED ON TRANSFER RECORD THIS ______ DAY OF ______ 1999.

COUNTY RECORDER



LOCATION MAP
SECTION 10, T51N, R31W
SCALE: 1"= 2000'

NILSAC ADDITION

PREPARED FOR:
GERALD C. McCASLIN
DOUGLAS PRODUCTS AND PACKAGING CO.
1550 EAST OLD 210 HIGHWAY
LIBERTY, MISSOURI 64068-9459

LTD² ENGINEERING AND SURVEYING, INC.
• CONSULTING ENGINEERS • LAND SURVEYORS •
• LAND PLANNERS •
7810 N.W. 100TH STREET
KANSAS CITY, MISSOURI 64153
TELE. (816) 881-2523 FAX (816) 881-8279

PROJECT NO.	LTD2 FILE	DRAWING FILE	FIELD BOOK
598065	M5131-10	598065P1.DWG	98-1/71
DRAWN: WES	CHECKED: TAS	RECORDING INFORMATION	

ISSUES / REVISIONS	DATE
ISSUED	6-12-1998
LATEST REVISION	3-30-1999

SHEET 1 OF 1

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