

# Clay County, Missouri Land Survey Document

**DESCRIPTION.**

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 108 WEST, CLAY COUNTY, MISSOURI, BEING PART OF THE SOUTH 108 ACRES THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID QUARTER SECTION;

QUARTER SECTION: THEN NORTH 89°08'33" WEST ON THE SOUTH LINE OF SAID QUARTER SECTION, 2641.47 FEET TO THE SOUTH-WEST CORNER THEREOF; 177.57' EAST ON AN EXISTING FENCE LINE, 1740.03 FEET;

THEN SOUTH 89°26'49" EAST, 2636.60 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION BEING ALSO THE EAST LINE OF HERITAGE HILLS SECOND PLAT, CLAY COUNTY, MISSOURI; A SUBDIVISION IN SAID QUARTER SECTION, 1794.08 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 105.8 ACRES MORE OR LESS.

DEDICATION: THE UNDERSIGNED PROPRIETOR OF THE TRACT OF LAND DESCRIBED HEREON HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS HERITAGE HILLS SECOND PLAT.

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO CLAY COUNTY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF CONDUITS, SEWERS AND WATER MAINS, GAS, POLES OR WIRES, ANCHORS AND SURFACE DRAINAGE UTILITY, OVER AND UNDER THE AREAS OUTLINED ON THIS PLAT AND HEREON, FOR THE PURPOSES OF LOCATING, CONSTRUCTING OR "DRAINAGE EASEMENT" OR "U.E.".

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 WITNESS WHEREOF, THE UNDERSIGNED CO-TRUSTEES OF THE WAGG SHANKS REVOCABLE TRUST, DATED OCTOBER 19, 1995, HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 13th DAY OF February, 1997.

*Wade Shank*  
WAGG SHANKS

*Henry M. Pliska*  
HENRY M. SHANKS

IN WITNESS WHEREOF, ON THE 22nd DAY OF February, 1997, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF MISSOURI, PERSONALLY APPEARED Wade Shank AND Henry M. Pliska, KNOWN TO ME TO BE THE CO-TRUSTEES OF THE WAGG SHANKS REVOCABLE TRUST, AND THEY DID SAY THAT THEY ARE CO-TRUSTEES OF THE SAID TRUST AND OWNERS OF THE LOVE DESCRIBED PROPERTY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THIS INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID TRUST.

MY COMMISSION EXPIRES: 6-11-2000

NOTARY PUBLIC: Steve S. Vaska | MY COMMISSION EXPIRES: 6-11-2000

THIS PLAT OF HERITAGE HILLS SECOND PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE CLAY COUNTY PLANNING COMMISSION THIS 13th DAY OF February, 1997.

*Wade Shank*  
CHAIRMAN

*Henry M. Pliska*  
DIRECTOR

THESE EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE COUNTY GOVERNING BODY OF CLAY COUNTY, MISSOURI, THIS 13th DAY OF February, 1997.

ATTEST: *Steve S. Vaska*  
PRESIDENT COMMISSIONER

*Wade Shank*  
WESTERN DISTRICT COMMISSIONER

*Henry M. Pliska*  
EASTERN DISTRICT COMMISSIONER

*Steve S. Vaska*  
COUNTY CLERK

ENTERED ON TRANSFER RECORD THIS 13th DAY OF February, 1997.

COUNTY RECORDER

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAT WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR AN URBAN PROPERTY BOUNDARY SURVEY AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

*Steve S. Vaska*  
STEVE S. VASKA  
SURVEYOR, REGISTERED PROFESSIONAL ENGINEER NO. 1838

SIGNATURE AND STAMP IN PURPLE INK INDICATES AN ORIGINAL, SIGNED COPY BY THIS SURVEYOR. ANY OTHER COLOR IS NOT AN ORIGINAL COPY.

**HANDS FARROW WEISKIRCH**  
ENGINEERS, INC.  
111 NORTH MAIN  
INDEPENDENCE, MISSOURI 64050  
(616) 254-5000 FAX (816) 252-9712

HERITAGE HILLS SECOND PLAT  
CLAY COUNTY, MISSOURI

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FILED	9/16/98
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BY	C.M.S.
APPROVED	10/16/98
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SHEET NO.	2 OF 2