Clay County, Missouri
Land Survey Document

P 77530
NOV 22 1999

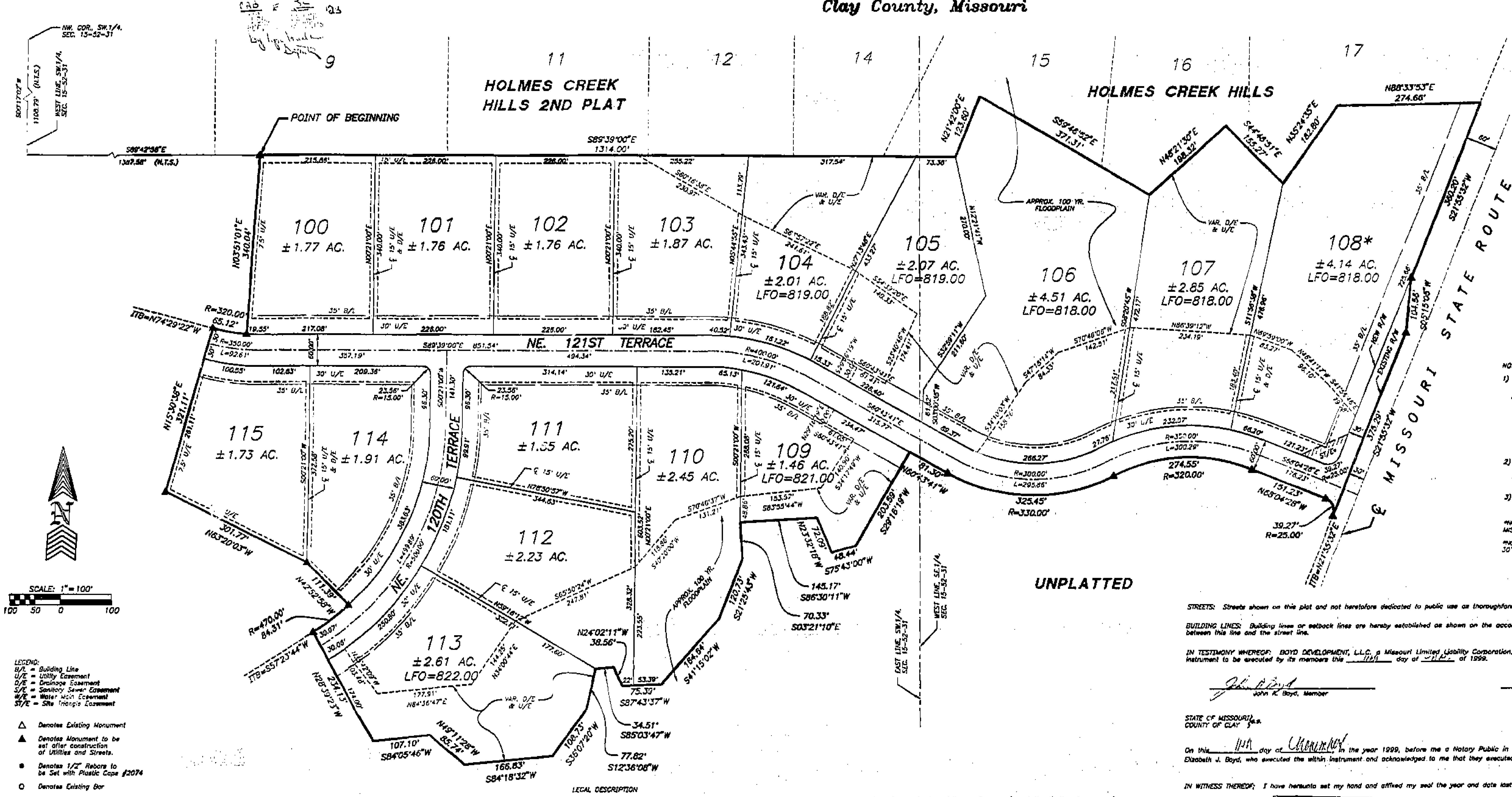
HOLMES CREEK HILLS NORTH 8TH PLAT

FINAL PLAT
Clay County, Missouri

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ○ LAND PLANNING ○ CIVIL ENGINEERING
201 NW 72ND STREET ○ GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 436-0767

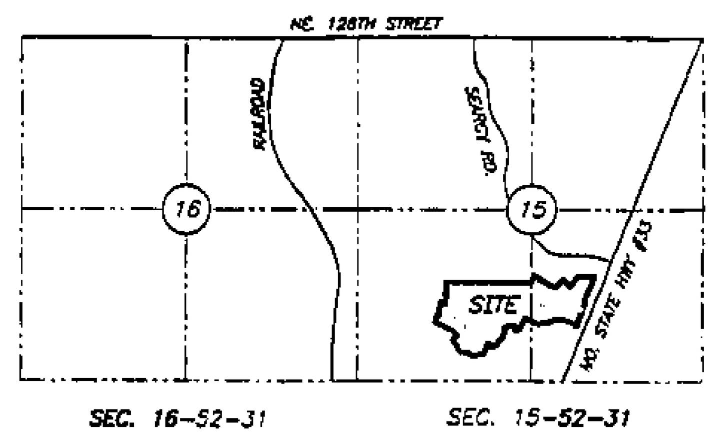
Prepared For:
BOYD DEV. L.L.C.
17407 NE. 123RD STREET
KEARNEY, MISSOURI 64060

DATE: 05/14/99



LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement
ST/E = Site Triangle Easement

△ 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



Location Map

I hereby certify that the plat of HOLMES CREEK HILLS NORTH 8TH PLAT 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 the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 11-10-99 ____________________ SAM A. AYLETT, LS-2074

LEGAL DESCRIPTION

All that part of the South Half of Section 15, Township 52, Range 31, in Clay County, Missouri, described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 15; thence South 00 degrees 17 minutes 02 seconds West, along the West line of the Southwest Quarter of said Section 15, a distance of 1108.79 feet; thence South 89 degrees 42 minutes 58 seconds East, a distance of 1387.58 feet to the Point of Beginning of the tract of land herein to be described, said point also being on the South line of Lot 9, HOLMES CREEK HILLS 2ND PLAT, a subdivision of land in Clay County, Missouri; thence South 89 degrees 39 minutes 00 seconds East, along the South line of Lots 9, 11 and 12 of said HOLMES CREEK HILLS 2ND PLAT, and the South line of Lots 14 and 15, HOLMES CREEK HILLS, a subdivision of land in Clay County, Missouri, a distance of 1314.00 feet to the centerline of Holmes Creek; thence the following courses along the centerline of said Holmes Creek, also being the South line of said HOLMES CREEK HILLS: thence North 21 degrees 42 minutes 00 seconds East, a distance of 123.60 feet; thence South 59 degrees 45 minutes 52 seconds East, a distance of 371.31 feet; thence North 45 degrees 21 minutes 30 seconds East, a distance of 148.32 feet; thence South 44 degrees 46 minutes 51 seconds East, a distance of 153.27 feet; thence North 35 degrees 24 minutes 35 seconds East, a distance of 182.80 feet; thence North 88 degrees 33 minutes 53 seconds East, a distance of 274.66 feet to a point on the Westerly right-of-way line of Missouri State Highway No. 33; thence South 21 degrees 55 minutes 32 seconds West, along said right-of-way line, a distance of 380.20 feet; thence South 05 degrees 15 minutes 05 seconds West, along said right-of-way line, a distance of 104.58 feet; thence South 21 degrees 55 minutes 32 seconds West, along said right-of-way line, a distance of 375.29 feet; thence Northwesterly along a curve to the left, having an initial tangent bearing of North 21 degrees 55 minutes 32 seconds East, and a radius of 25.00 feet, an arc distance of 39.27 feet; thence North 68 degrees 04 minutes 28 seconds West, a distance of 151.23 feet; thence Westerly along a curve to the left, being tangent to the last described course, having a radius of 320.00 feet, an arc distance of 274.55; thence Westerly along a reverse curve to the right, having a radius of 330.00 feet, an arc distance of 325.45 feet; thence North 60 degrees 43 minutes 41 seconds West, a distance of 81.30 feet to the centerline of said Holmes Creek; thence the following courses along the centerline of said Holmes Creek; thence South 29 degrees 18 minutes 19 seconds West, a distance of 203.59 feet; thence South 75 degrees 43 minutes 00 seconds West, a distance of 48.44 feet; thence North 23 degrees 32 minutes 18 seconds West, a distance of 72.09 feet; thence South 86 degrees 30 minutes 11 seconds West, a distance of 145.17 feet; thence South 03 degrees 21 minutes 10 seconds East, a distance of 70.33 feet; thence South 21 degrees 25 minutes 43 seconds West, a distance of 120.73 feet; thence South 41 degrees 15 minutes 02 seconds West, a distance of 164.64 feet; thence South 87 degrees 43 minutes 37 seconds West, a distance of 75.39 feet; thence North 24 degrees 02 minutes 11 seconds West, a distance of 38.56 feet; thence South 85 degrees 03 minutes 47 seconds West, a distance of 34.51 feet; thence South 12 degrees 36 minutes 08 seconds West, a distance of 77.82 feet; thence South 36 degrees 07 minutes 20 seconds West, a distance of 108.73 feet; thence South 84 degrees 18 minutes 32 seconds West, a distance of 166.83 feet; thence North 49 degrees 11 minutes 28 seconds West, a distance of 85.74 feet; thence South 84 degrees 05 minutes 46 seconds West, a distance of 107.10 feet; thence North 28 degrees 39 minutes 23 seconds West, a distance of 234.13 feet; thence Northeasterly along a curve to the left, having an initial tangent bearing of South 57 degrees 23 minutes 44 seconds West, and a radius of 470.00 feet, an arc distance of 84.31 feet; thence North 42 degrees 52 minutes 58 seconds West, a distance of 111.39 feet; thence North 63 degrees 20 minutes 03 seconds West, a distance of 301.77 feet; thence North 15 degrees 30 minutes 38 seconds East, a distance of 321.11 feet; thence Southeasterly along a curve to the left, having an initial tangent bearing of North 74 degrees 29 minutes 22 seconds West, and a radius of 320.00 feet, an arc distance of 65.12 feet; thence North 03 degrees 51 minutes 01 seconds East, a distance of 340.04 feet to the Point of Beginning. Said tract of land contains 41.23 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 "HOLMES CREEK HILLS NORTH 8TH PLAT".

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 reasonably necessary in exercising the rights granted by the easement.

JOB NUMBER
33315

Plat Cab-E
12/7/99 cr

NOTES:

1) NO BUILDING PERMIT SHALL BE ISSUED FOR A RESIDENTIAL STRUCTURE ON A LOT IN THIS PLAT UNTIL THE FOLLOWING:
   A) AN OPERATING PERMIT HAS BEEN ISSUED BY THE MISSOURI DEPT OF NATURAL RESOURCES FOR THE CENTRALIZED SEWAGE SYSTEM INSTALLED FOR THE SUBDIVISION.
   B) A LETTER OR OTHER FORM OF AUTHORIZATION IS PROVIDED TO THE CLAY COUNTY PLANNING AND ZONING DEPARTMENT FROM PLATTE-CLAY ELECTRIC COOPERATIVE STATING THAT THE COMPANY HAS ACCEPTED THE CENTRAL SEWAGE SYSTEM FOR MAINTENANCE.
2) A SITE PLAN MUST BE APPROVED BY THE CLAY COUNTY PLANNING AND ZONING DEPARTMENT PRIOR TO DISTURBANCE OF ANY EXISTING NATURAL DRAINAGE DITCH.
3) LFO = LOWEST FLOOR OPENING

*NOTE: NO VEHICULAR ACCESS ALLOWED FROM LOT 108 ONTO MISSOURI STATE HIGHWAY NO. 33.

*NOTE: NO FENCES, TREES OR OTHER PLANTINGS GREATER THAN 30" IN HEIGHT PERMITTED WITHIN THE SITE TRIANGLE 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: BOYD DEVELOPMENT, L.L.C. a Missouri Limited Liability Corporation, has by the authority of its Board of Directors caused this instrument to be executed by its members this ____ day of ____ of 1999.

____________________ John K. Boyd, Member
____________________ Elizabeth J. Boyd, Member

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

On this 11th day of November, in the year 1999, before me a Notary Public in and for said State, Personally appeared John A. Boyd and Elizabeth J. Boyd, 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: ____________________
PAMELA L. GLAZIER
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires 11-25-02

____________________ NOTARY PUBLIC

This plat of HOLMES CREEK HILLS NORTH 8TH PLAT has been submitted to and approved by the Clay County Planning Commission this 5th day of January 1999.

____________________ COUNSELOR
____________________ CHAIRMAN
____________________ DIRECTOR

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this 19th day of November 1999.

ATTEST:
____________________ 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 ________ 1999. In Cabinet ____ Sleeve ____ at ____ PM/AM O'Clock.

____________________ DEPUTY
____________________ RECORDER OF DEEDS

http://www.ClayCoGov.com