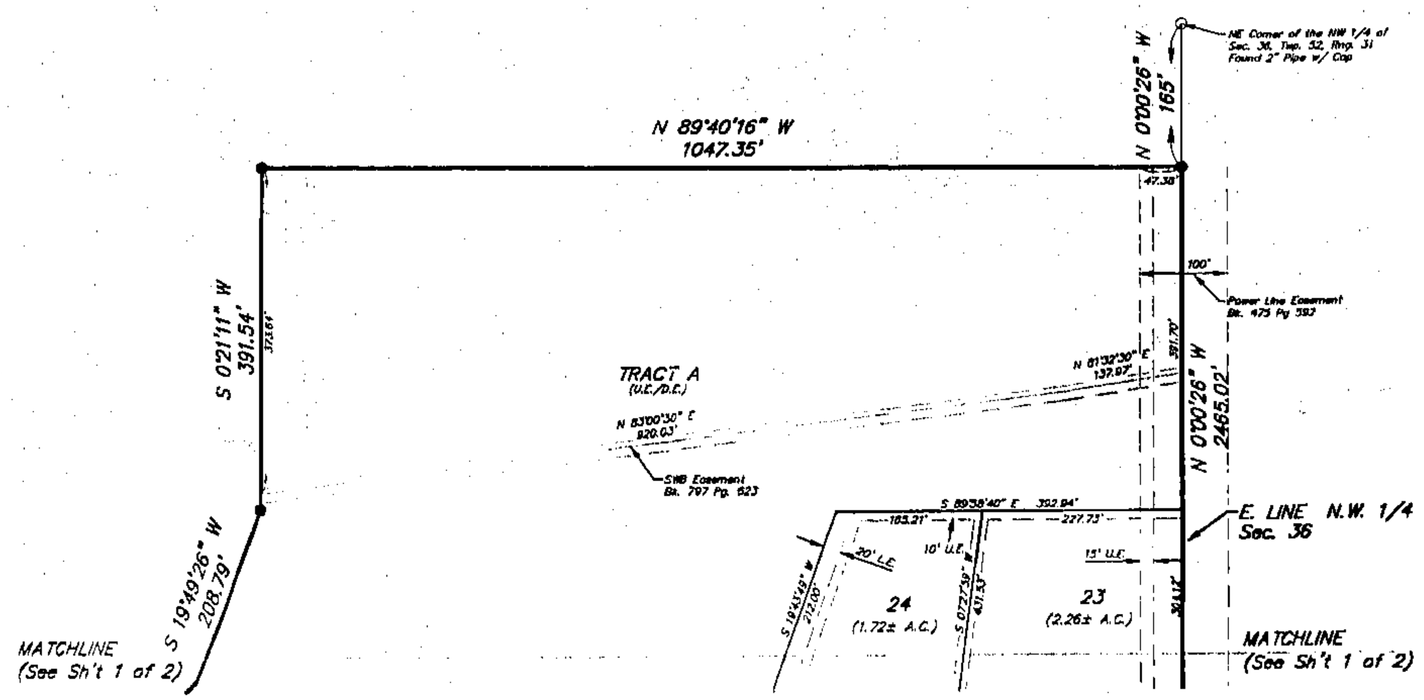
MEADOW LAKE ESTATES FIRST PLAT

A Subdivision in Clay County, Missouri



NOTES:

1. LOTS 1 AND 48 SHALL HAVE NO VEHICULAR ACCESS TO STOCKDALE ROAD.
2. LOT 47 ACCESS TO STOCKDALE ROAD SHALL BE LIMITED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CLAY COUNTY HIGHWAY DEPARTMENT.
3. THE OWNERS/BUILDERS OF LOTS 1-11, AND 17-19 ARE RESPONSIBLE FOR CONSTRUCTING AND MAINTAINING A SIDEWALK ALONG THEIR RESPECTIVE LOT'S FRONTAGE OF NE 102nd STREET. SUCH SIDEWALK TO BE BUILT AT THE TIME OF HOUSE CONSTRUCTION IN ACCORDANCE WITH CLAY COUNTY'S DESIGN SPECIFICATIONS.

DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 52, RANGE 31 IN CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION;
THEN NORTH 89°45'14" EAST ON THE SOUTH LINE OF SAID QUARTER SECTION, 2662.37 FEET TO THE SOUTHEAST CORNER THEREOF;
THEN NORTH 0°00'26" WEST ON THE EAST LINE OF SAID QUARTER SECTION, 2465.02 FEET;
THEN NORTH 89°40'16" WEST, 1047.35 FEET;
THEN SOUTH 0°21'11" WEST, 391.54 FEET
THEN SOUTH 19°49'26" WEST, 208.79 FEET;
THEN SOUTH 42°21'27" WEST, 225.73 FEET;
THEN NORTH 68°28'09" WEST, 294.10 FEET;
THEN SOUTH 3°22'48" WEST, 295.95 FEET;
THEN SOUTH 49°38'40" WEST, 305.98 FEET;
THEN SOUTH 64°33'22" WEST, 270.25 FEET;
THEN SOUTH 79°23'26" WEST, 175.87 FEET;
THEN SOUTH 55°47'54" WEST, 260.06 FEET;
THEN NORTH 89°47'30" WEST, 229.40 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION;
THEN SOUTH 0°12'30" WEST ON THE WEST LINE OF SAID QUARTER SECTION, 1048.25 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 111.6 ACRES MORE OR LESS.

NOTE:

TITLE AND EASEMENT INFORMATION TAKEN FROM COMMONWEALTH TITLE COMMITMENT FOR TITLE INSURANCE FILE NO. 12465 DATED OCTOBER 7, 1997 ISSUED BY THOMSON TITLE CORPORATION.

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 MEADOW LAKE ESTATES FIRST 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, UPON, OVER AND UNDER THE AREAS OUTLINED ON THIS PLAT AND DESIGNATED BY THE WORDS "UTILITY EASEMENT" OR "U.E.", OR "DRAINAGE EASEMENT" OR "D.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.

TRACT A IS HEREBY ESTABLISHED AND SET FORTH FOR USE AS A RECREATIONAL FACILITY, AND IS TO BE MAINTAINED BY THE MEADOW LAKE ESTATES HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE COVENANTS AND RESTRICTIONS RECORDED SIMULTANEOUSLY HEREWITH.

IN TESTIMONY WHEREOF: STAR DEVELOPMENT CORPORATION, A MISSOURI CORPORATION, HAS BY AUTHORITY OF ITS BOARD OF DIRECTORS, CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE HERETO AFFIXED THIS 27th DAY OF July, 2000

STAR DEVELOPMENT CORPORATION

BY: _____
TIMOTHY D. HARRIS
PRESIDENT

STATE OF MISSOURI)
COUNTY OF CLAY) S.S.

BE IT REMEMBERED THAT ON THIS 27th DAY OF July 2000 BEFORE ME A NOTARY PUBLIC, APPEARED TIMOTHY D. HARRIS, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF STAR DEVELOPMENT CORPORATION, A MISSOURI CORPORATION, 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 SAID TIMOTHY D. HARRIS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: May 30, 2002

"NOTARY SEAL"
Clara M. Baum, Notary Public
Clay County, State of Missouri
My Commission Expires 5/30/2002

NOTARY PUBLIC Clara M. Baum

THIS PLAT OF MEADOW LAKE ESTATES FIRST PLAT TO AND APPROVED BY THE CLAY COUNTY PLANNING COMMISSION THIS 4th DAY OF September, 1999

COUNSELOR _____ CHAIRMAN _____ DIRECTOR _____

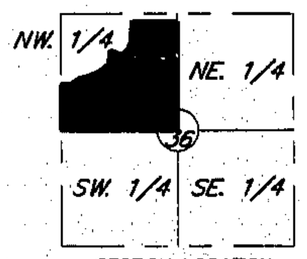
PRESIDING COMMISSIONER _____

ATTEST:
COUNTY CLERK _____ WESTERN DISTRICT COMMISSIONER _____

EASTERN DISTRICT COMMISSIONER _____

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____

COUNTY RECORDER _____



SECTION LOCATION
Sec. 36, Twp. 52, Rge. 31
(Not to Scale)

LEGEND

B.L. = Building Line
U.E. = Utility Easement
S.E. = Sanitary Sewer Easement
D.E. = Drainage Easement
W.E. = Water Main Easement
L.E. = Lake Easement
△ Denotes Existing Permanent Monument
▲ Denotes Permanent Monument to be Set after Street Construction
○ Denotes Found Existing Bar
● Denotes 1/2" Bar to be Set with Plastic Cap Marked W & P ENG LS 2577

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.

JAMES M. FARROW, MO LS NO. 1658

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
(816) 254-5000 FAX (816) 252-9712

MEADOW LAKE ESTATES FIRST PLAT
CLAY COUNTY, MISSOURI

JOB NO.	2594
FILE	JOB2594
DATE	1/15/00
DRAFTER	C.N.S.
CHKD	B.P.
APPROV.	E.D.W.
REVISIONS	7/10/00
SHEET NO.	2 OF 2

RC-E 8/30/00 CY

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com