Clay County, Missouri
Land Survey Document

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U 32852 FEB 13 2001

STATE OF MO
CLAY COUNTY
RECORDER OF DEED'S

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CAB. E SLEEVE 172

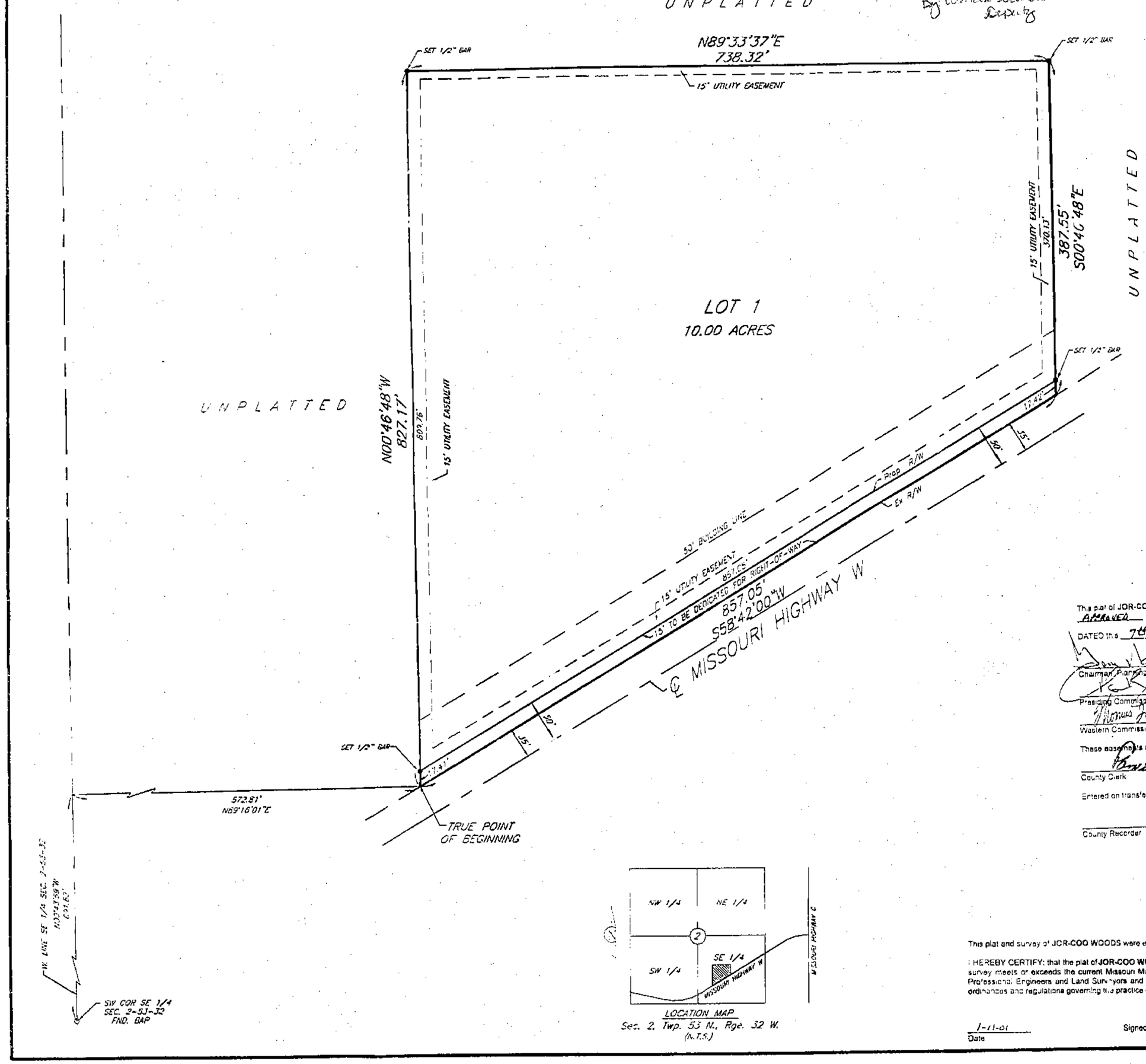
By Wanda Walker
Deputy

FINAL PLAT

JOR–COO WOODS

A SUBDIVISION OF LAND IN CLAY COUNTY, MISSOURI

SE 1/4 of Sec. 2 – Twp. 53N. – Rge. 32W.



LOCATION MAP
Sec. 2, Twp. 53 N., Rge. 32 W.
(n.t.s.)

LEGAL DESCRIPTION:

All that part of the Southeast Quarter of Section 2, Township 53, Range 32, Clay County, Missouri, being described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 2; thence North 0°43'59" West, along the West line of said Southeast Quarter, 691.62 feet; thence North 89°16'01" East, 572.81 feet to a point on the Northerly right-of-way line of Missouri Highway W, as now established, said point being the True Point of Beginning of the tract to be herein described; thence North 0°46'48" West, 827.17 feet; thence North 89°33'37" East, 738.32 feet; thence South 0°46'48" East, 387.55 feet to a point on the aforementioned Northerly right-of-way line of Missouri Highway W; thence South 58°42'00" West, along said Northerly right-of-way line, 857.05 feet to the True Point of Beginning. Containing 10.29 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

JOR-COO WOODS

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 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 reasonably necessary in exercising the rights granted by the easement.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or part on thereof shall be built between this line and the street line.

NOTE: Applicant has signed a sight distance clause acknowledging that the available sight distance from the permitted highway access is less the 1000' desired by the Missouri Highway and Transportation Department. A copy of the permit is on record with both the Missouri Highway and Transportation Department and the Clay County Planning and Zoning Department.

The undersigned proprietors of the described tract have caused the same to be subdivided as shown on this plat, which subdivision shall be known as JOR-COO WOODS and shall consist of a total of one (1) lot.

IN WITNESS WHEREOF: SCOTT E. CARGILL and KAREN L. CARGILL, Husband and Wife, have subscribed their names this 11th day of January, 2000/01

Scott E. Cargill
Scott E. Cargill

Karen L. Cargill
Karen L. Cargill

STATE OF Missouri }
} SS:
COUNTY OF Platte }

Be it remembered that on this 11th day of January, 2000/01, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Scott E. Cargill and Karen L. Cargill, to me personally known, who being by me duly sworn, did say that they are husband and wife, said Scott E. Cargill and Karen L. Cargill, acknowledged said instrument to be their free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

STACY L. BEACH
Notary Public - State of Missouri
Commissioned in Platte County
My Commission Expires June 19, 2001

Stacy L. Beach
Notary Public

My Commission Expires: _____

APPROVALS AND ACCEPTANCES

This plat of JOR-COO WOODS has been submitted to and considered by the Clay County Planning and Zoning Commission and is hereby APPROVED.

DATED this 7th day of November, 2000.

Chairman, Planning Commission

Director, Planning Commission

Presiding Commissioner

Eastern Commissioner

Western Commissioner

County Counselor

These easements and rights-of-way accepted by the County Governing body of Clay County, Missouri, this 27th day of November, 2000

County Clerk

Entered on transfer record this ____ day of _____, 2000

County Recorder

SCALE
0' 60' 120'

This plat and survey of JOR-COO WOODS were executed by John F. Luljen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151

I HEREBY CERTIFY: that the plat of JOR-COO WOODS subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

1-11-01
Date

Signed: W. James Schowe
W. James Schowe RLS #1989

John F. Luljen & ASSOCIATES, INC.
Civil Engineers - Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-8300
Fax: 816-587-8305

DATE: 12-22-00 | Job No. – | File Name: SE-FINAL

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PC-E
3/7/01 CP