Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

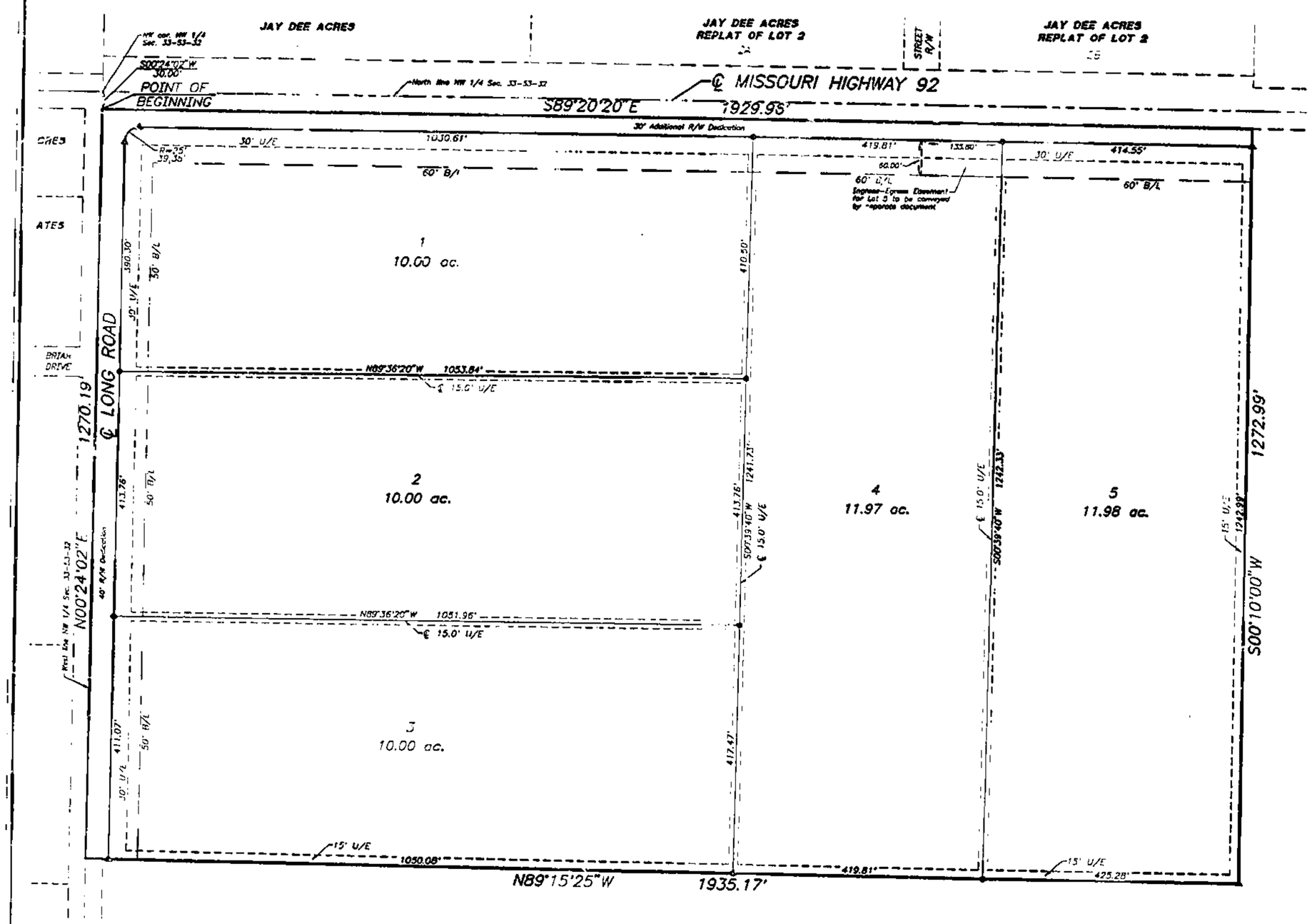
JUN 21 2001 055027

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

EMMA LEE ESTATES

FINAL PLAT
Clay County, Missouri

STATE OF MO
CLAY COUNTY
RECORDER'S INSTRUMENT
01 JUL 21 A 8:19 198
CHG E Sheet 179
By Wanda Watson
Deputy



LEGAL DESCRIPTION:

All that part of the Northwest Quarter of Section 33, Township 53, Range 32, Clay County, Missouri, being described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence South 00 degrees 24 minutes 02 seconds West, along the West line of said Northwest Quarter, a distance of 30.00 feet to the Point of Beginning of the tract of land herein to be described; thence South 89 degrees 20 minutes 20 seconds East, along the South right-of-way line of Missouri Highway 92, as now established, and its Westerly prolongation, a distance of 1929.95 feet; thence South 00 degrees 10 minutes 00 seconds West, a distance of 1272.99 feet; thence North 89 degrees 15 minutes 25 seconds West, 1934.17 feet to a point on the West line of said Northwest Quarter; thence North 00 degrees 24 minutes 02 seconds East, along said West line, a distance of 1270.19 feet to the Point of Beginning. Said tract of land contains, 26.41 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 "EMMA LEE ESTATES".

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 sites 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 reasonable necessary in exercising the rights granted by the 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: The undersigned proprietors have hereunto set their hands this 7th day of June, 2001.

Robert Scott Bennett
Ann Elizabeth Bennett

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

Be it remembered that on this 7th day of June, 2001, before me, a Notary Public in and for said County and State, came Robert Scott Bennett and Ann Elizabeth Bennett to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri on the day and year last written.

MY COMMISSION EXPIRES: October 11, 2004

ANGELA M. ROBBINS
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 10-11-04

Angela M. Robbins
NOTARY PUBLIC

This plat of EMMA LEE ESTATES has been submitted to and approved by the Clay County Planning Commission this 15th day of May, 2001.

COMMISSION — CHAIRMAN — DIRECTOR

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this 22nd day of May, 2001.

Presiding Commissioner

Western District Commissioner

Eastern District Commissioner

County Clerk

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 _____ 2001. In Cabinet _____ Sheet _____ at _____ PM/AM O'Clock.

DEPUTY — RECORDER OF DEEDS

I hereby certify that the plat of EMMA LEE ESTATES 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 that the plotting of subdivisions to the best of my professional knowledge and belief.

DATE: 6-6-01 SAM A. AYLETT LS-2074

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

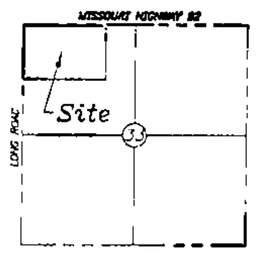
LEGEND:
B/L = Building Line
U/E = Utility Easement

△ 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 Drilling Bar

NOTE: Lots 4 and 5 are required to use shared driveway access to Missouri Highway 92. Approved 911 emergency signage is required prior to the issuance of the Certificate of Occupancy on either lot. Owners of Lots 4 and 5 shall maintain both driveway and 911 signs.

JOB NUMBER
38035

38035PRL.DWG



SEC. 33-53-32
Location Map

Calc. E
10/11/01

Prepared For:
Mr. & Mrs. Robert Scott Bennett
13935 N. Robinhood Lane
Kansas City, Missouri 64164

DATE 06-06-01