Clay County, Missouri
Land Survey Document

LAKESIDE CROSSING FIRST PLAT

R02750

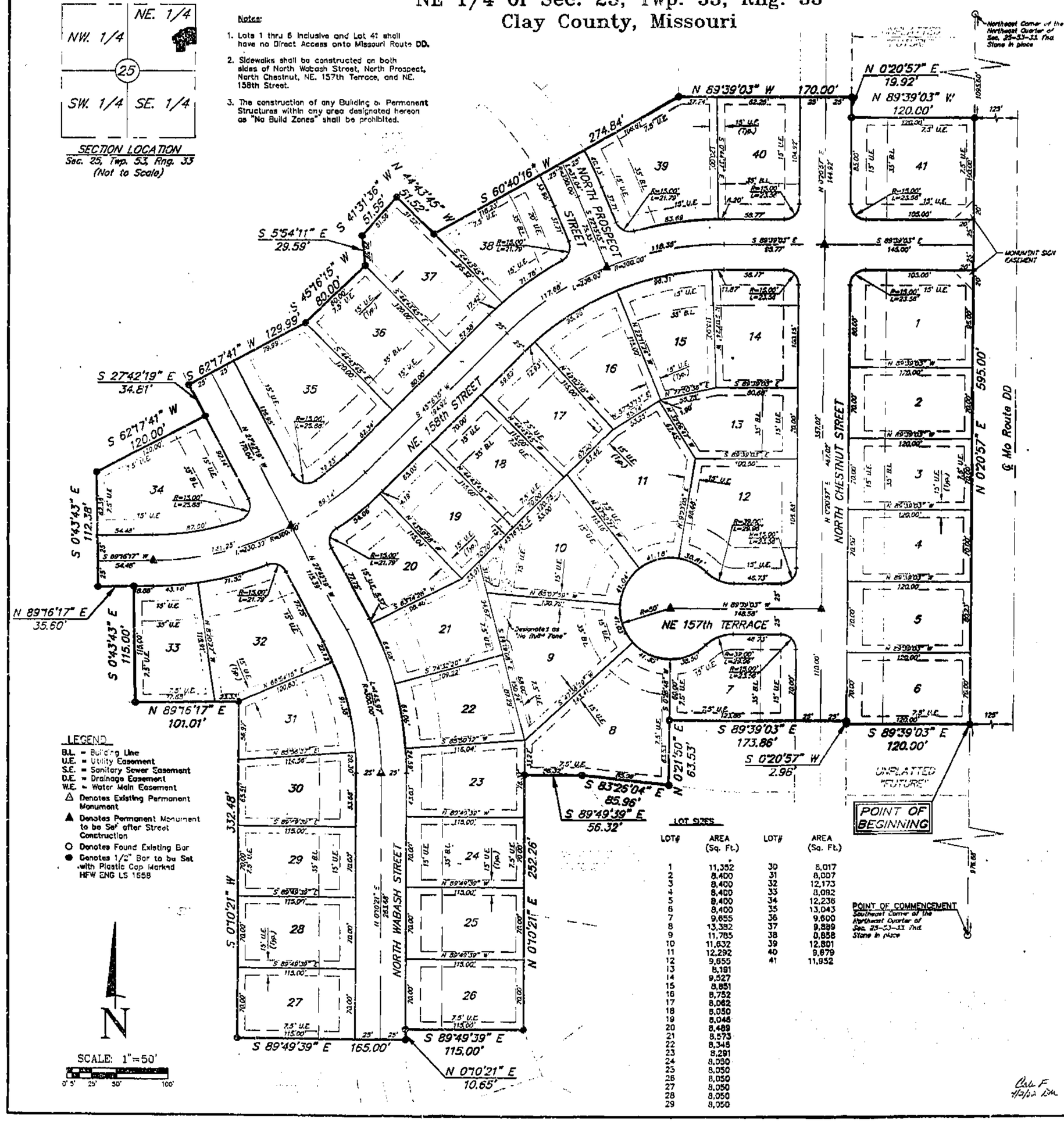
MAR 21 2002

NE 1/4 of Sec. 25, Twp. 53, Rng. 33
Clay County, Missouri

SECTION LOCATION
Sec. 25, Twp. 53, Rng. 33
(Not to Scale)

Notes:

1. Lots 1 thru 6 inclusive and Lot 41 shall have no Direct Access onto Missouri Route DD.
2. Sidewalks shall be constructed on both sides of North Wabash Street, North Prospect, North Chestnut, NE. 157th Terrace, and NE. 158th Street.
3. The construction of any Building or Permanent Structures within any area designated hereon as "No Build Zones" shall be prohibited.



LEGEND

- B.L. = Building Line
- U.E. = Utility Easement
- S.E. = Sanitary Sewer Easement
- D.E. = Drainage Easement
- W.E. = Water Main 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 HFW ENG LS 1658

SCALE: 1"=50'

LOT SIZES

LOT#	AREA (Sq. Ft.)	LOT#	AREA (Sq. Ft.)
1	11,352	30	8,017
2	8,400	31	8,007
3	8,400	32	12,173
4	8,400	33	8,082
5	8,400	34	12,236
6	8,400	35	13,043
7	9,655	36	9,600
8	13,382	37	9,889
9	11,785	38	8,858
10	11,632	39	12,801
11	12,292	40	9,679
12	9,655	41	11,952
13	8,181		
14	9,527		
15	8,851		
16	8,752		
17	8,062		
18	8,050		
19	8,046		
20	8,489		
21	8,573		
22	8,348		
23	8,291		
24	8,050		
25	8,050		
26	8,050		
27	8,050		
28	8,050		
29	8,050		

DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 53, RANGE 33 IN CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID QUARTER SECTION;
THEN NORTH 0°20'57" EAST ON THE EAST LINE OF THE SAID QUARTER SECTION,
BEING ALSO THE WEST LINE OF MISSOURI ROUTE DD AS NOW EXISTING
976.08 FEET TO THE POINT OF BEGINNING;
THEN CONTINUING NORTH 0°20'57" EAST, 595.00 FEET;
THEN NORTH 89°39'03" WEST, 120.00 FEET;
THEN NORTH 0°20'57" EAST, 19.92 FEET
THEN NORTH 89°39'03" WEST, 170.00 FEET;
THEN SOUTH 60°40'16" WEST, 274.84 FEET;
THEN NORTH 44°43'45" WEST, 51.52 FEET;
THEN SOUTH 41°31'36" WEST, 51.56 FEET;
THEN SOUTH 5°54'11" EAST, 29.59 FEET;
THEN SOUTH 45°16'15" WEST, 80.00 FEET;
THEN SOUTH 62°7'41" WEST, 129.99 FEET;
THEN SOUTH 27°42'19" EAST, 34.81 FEET;
THEN SOUTH 62°7'41" WEST, 120.00 FEET;
THEN SOUTH 0°43'43" EAST, 112.38 FEET;
THEN NORTH 89°16'17" EAST, 35.60 FEET;
THEN SOUTH 0°43'43" EAST, 115.00 FEET;
THEN NORTH 89°16'17" EAST, 101.01 FEET;
THEN SOUTH 0°10'21" WEST, 332.48 FEET;
THEN SOUTH 89°49'39" EAST, 165.00 FEET;
THEN NORTH 0°10'21" EAST, 10.65 FEET;
THEN SOUTH 89°49'39" EAST, 115.00 FEET;
THEN NORTH 0°10'21" EAST, 252.26 FEET;
THEN SOUTH 89°49'39" EAST, 56.32 FEET;
THEN SOUTH 83°26'04" EAST, 85.96 FEET;
THEN NORTH 0°21'50" EAST, 63.53 FEET;
THEN SOUTH 89°39'03" EAST, 173.86 FEET;
THEN SOUTH 0°20'57" WEST, 2.96 FEET;
THEN SOUTH 89°39'03" EAST, 120.00 FEET TO THE POINT OF BEGINNING.

THIS TRACT OF LAND CONTAINS 11.8 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 LAKESIDE CROSSING 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.

IN TESTIMONY WHEREOF: DYNAMIC LAND DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 6th DAY OF February, 2002

DYNAMIC LAND DEVELOPMENT, LLC

BRENT McELWEE, MEMBER — PAUL McELWEE, MEMBER — JAMES D. ROBERTSON, MEMBER

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

BE IT REMEMBERED THAT ON THIS 6th DAY OF February, 2002 BEFORE ME, A NOTARY PUBLIC, APPEARED BRENT McELWEE, PAUL McELWEE, AND JAMES D. ROBERTSON, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE MEMBERS OF DYNAMIC LAND DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT THIS INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND THAT SAID BRENT McELWEE, PAUL McELWEE, AND JAMES D. ROBERTSON ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

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

JACQUELYN KENDALL
Notary Public – Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: May 1, 2004

MY COMMISSION EXPIRES: May 4, 2002 — NOTARY PUBLIC: Jacquelyn Kendall

THIS PLAT OF LAKESIDE CROSSING FIRST PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE CLAY COUNTY PLANNING COMMISSION THIS 4th DAY OF December, 2001

COUNSELOR — CHAIRMAN — DIRECTOR

THESE EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE COUNTY GOVERNING BODY OF CLAY COUNTY, MISSOURI, THIS 21st DAY OF December, 2001

PRESIDING COMMISSIONER

ATTEST:

COUNTY CLERK — WESTERN DISTRICT COMMISSIONER — EASTERN DISTRICT COMMISSIONER

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____

COUNTY RECORDER

SURVEYOR'S CERTIFICATION: I hereby certify that this Plat of LAKESIDE CROSSING FIRST PLAT subdivision is based on an actual field survey, and that said survey meets or exceeds the current minimum standards for an Urban property boundary surveys as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that the bearings shown on this plat are based on the East line of the Northeast Quarter of Section 25, Twp. 53, Rng. 33 having a bearing of North 0° 20'57" East as established by James Farrow, LS-1658, in a prior boundary survey; that the Sectional and Sectional Subdivision corner monuments and the subdivision survey monuments were either found or set as indicated hereon and that I have complied with all state and county statutes, ordinances and regulations governing the practice of surveying and the plotting of subdivisions to the best of my professional knowledge and belief.

1-27-02

Eric A. Hamer, MO LS No. 2577

Signature and stamped in purple ink indicates an original signed copy by this Surveyor. Any other color is not an original copy.

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX:(816)252-0712
WPE@SWBELL.NET

FINAL PLAT OF
LAKESIDE CROSSING FIRST PLAT
IN THE NE 1/4 OF SEC. 25, TWP. 53, RNG. 33
CLAY COUNTY, MISSOURI

REVISIONS		
REV	DESCRIPTION	DATE
1	Revised per current City/County requirements	10/15/01
2	Revised Ownership Name & Land	10/23/01
3	Revised per County Review Comments	10/17/01

JOB NO. 2545
SCALE: NOTED
DATE: 10/8/01
DRAFTER: CNS/SR
CHKD: B.P.
SHEET NO. 1 OF 1

http://www.ClayCoGov.com