Clay County, Missouri
Land Survey Document

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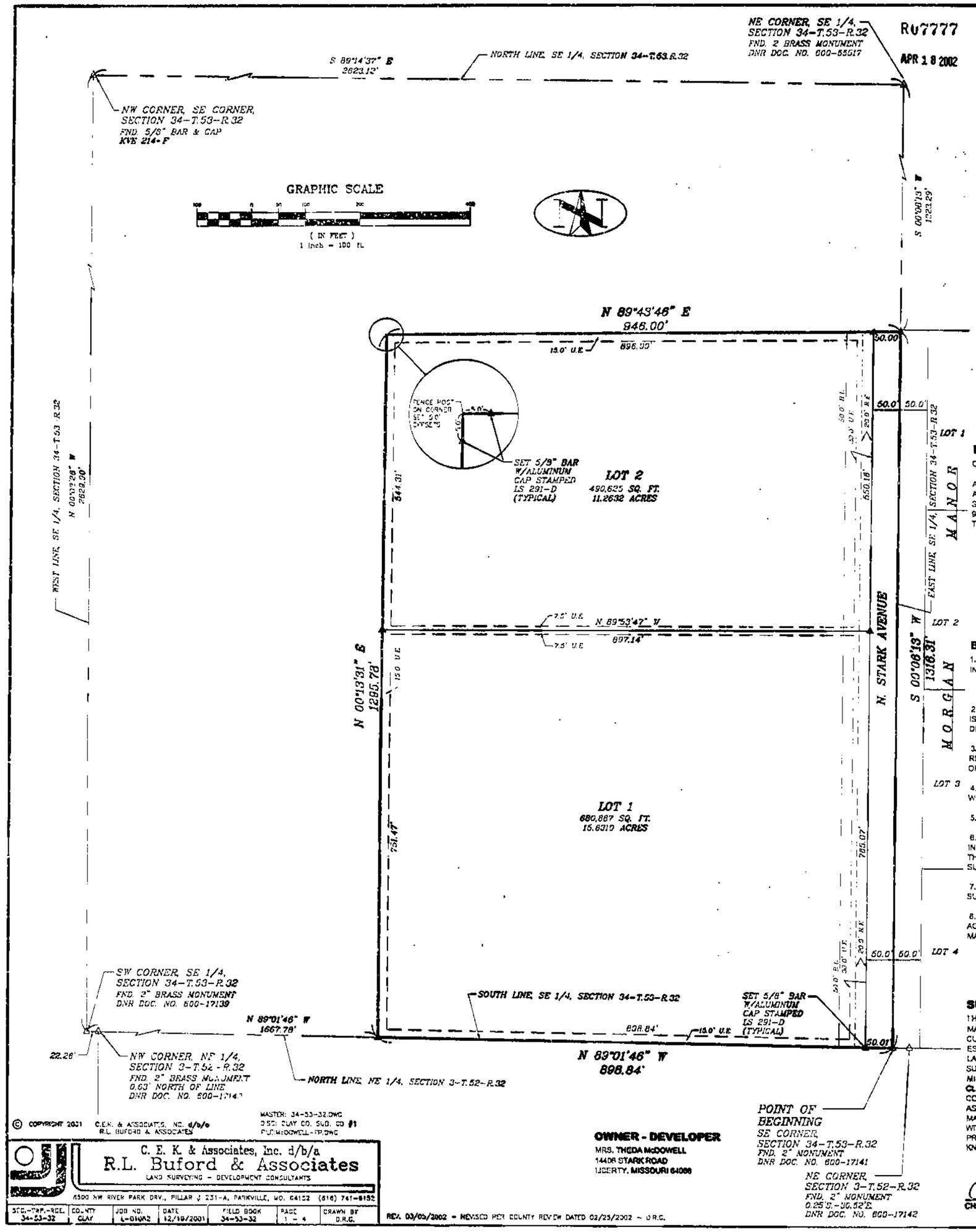
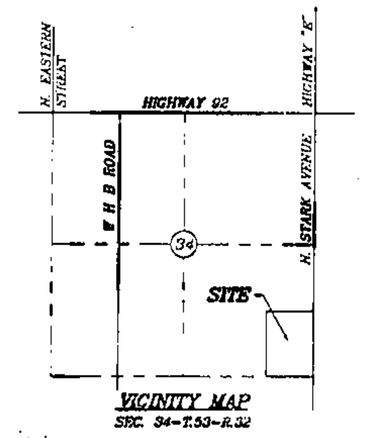
R07777

APR 18 2002





VICINITY MAP
SEC. 34-T.53-R.32

STATE OF MO
CLAY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE
APR 18 2002
AT 10 O'CLOCK F M AND RECORDED IN BOOK 50 PAGE 17
RECORDER OF DEEDS
By Linda Pettigrew Deputy

FINAL PLAT
McDOWELL ESTATES

LOTS 1 & 2
A SUBDIVISION IN THE SE 1/4, SEC. 34-T.53-R.32, CLAY COUNTY, MISSOURI

PROPERTY DESCRIPTION:
CONTAINING 1,237,306 SQ. FT. OR 28.4045 ACRES.

ALL THAT PART OF THE SE 1/4 OF SECTION 34-T.53-R.32, CLAY COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SE 1/4; THENCE N 89°-01-46" W, ALONG THE SOUTH LINE OF SAID SE 1/4, 898.84 FEET; THENCE N 00°-13'-31" E, 1285.74 FEET; THENCE N 89°-47-48" E, 946.00 FEET TO THE EAST LINE OF SAID SE 1/4; THENCE S 00°-06'-13" W, ALONG SAID LINE, 1316.31 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE ON THIS DRAWING:
   PERMANENT MONUMENTATION:
   5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-291-D" SET AT ALL CORNERS MARKED "A".
2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " Δ ", IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FORM THE NEAREST BOUNDARY CORNER.
3. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM A DEEDS RECORDED IN BOOK 969 AT PAGE 307 AND BOOK 1171 AT PAGE 904 AT THE CLAY COUNTY RECORDER'S OFFICE.
4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE, AT KANSAS CITY METRO CONTROL MONUMENT CL-32 (1989 ADJUSTMENT).
5. NO TITLE REPORT WAS PROVIDED FOR THIS SURVEY.
6. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.
7. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN SUBURBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
8. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 25 OF 75, COMMUNITY-PANEL NUMBER 290080 0025 A, EFFECTIVE DATE MARCH 18, 1980 THE SUBJECT PROPERTY IS IN ZONE C, AN AREA OF MINIMAL FLOODING.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY; THAT THE WITHIN PLAT OF McDOWELL'S ESTATES 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 JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE, AT KANSAS CITY METRO CONTROL MONUMENT CL-32 (1989 ADJUSTMENT) BY GROUND TRAVERSE; THAT THE SECTION AND SECTIONAL SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE LOT CORNERS AND STREET CENTERLINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND CLAY COUNTY STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISION TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Charles E. Kutz 3-05-02
CHARLES E. KUTZ, PLS-2379 DATE

Date F 5-1-02 DM

DEDICATION:
THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

McDOWELL ESTATES

EASEMENTS:
AN EASEMENT 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.). WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, (SANITARY SEWER (S.E.) OR STORM DRAINAGE (D.E.)), THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. 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 BY ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF CLAY COUNTY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM COMING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. A TWENTY (20) FOOT RECREATIONAL EASEMENT (R.E.) CONSISTENT WITH THE NORTHLAND TRAILS DESIGN GUIDELINES SHALL BE GRANTED TO CLAY COUNTY FOR THE PURPOSE OF DEVELOPING PART OF "TRAIL "C-17" OF THE NORTHLAND TRAILS PLAN ALONG THE WEST SIDE OF NORTH STARK AVENUE.

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.

STREETS:
THE STREETS SHOWN ON THIS PLAT AND HERETOFORE NOT DEDICATED TO PUBLIC USE AS THOROUGHFARES, ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF:
THEDA FERN McDOWELL, A SINGLE PERSON, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 4 DAY OF April 2002

Thede Fern McDowell
THEDA FERN McDOWELL

NOTARY CERTIFICATION:
STATE OF MISSOURI)
) SS:
COUNTY OF Jackson

BE IT REMEMBERED THAT ON THIS 4 DAY OF April 2002 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME THEDA FERN McDOWELL, A SINGLE PERSON, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO BEING DULY SWORN BY ME, DID ACKNOWLEDGE THE SHE EXECUTED THE SAME AS HER FREE ACT AND DEED.

IN WITNESS WHEREOF:
I HAVE HERELNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE ON THE DATE HEREIN LAST ABOVE WRITTEN.

11-13-2003 — MY COMMISSION EXPIRES
Anna C. Hodges — NOTARY PUBLIC

Lorna C. Hodges
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 11-13-2003

THE PLAT OF McDOWELL ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CLAY COUNTY COMMISSION AND IS HEREBY APPROVED AND THE EASEMENTS AND RIGHTS-OF-WAY SHOWN THEREON HAVE BEEN ACCEPTED. DATED THIS 16th DAY OF March, 20 02

CHAIRMAN, PLANNING AND ZONING COMMISSION
DIRECTOR, PLANNING AND ZONING
PRESIDING COMMISSIONER
EASTERN COMMISSIONER
WESTERN COMMISSIONER
COUNTY CONSELOR

COUNTY CLERK Mary Pat Patty L Sigma

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____ 20____

COUNTY RECORDER

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MASTER: 34-53-32.DWG
SSC: CLAY CO. SUD. CO #1
PUD:MCDOWELL-FP.DWG

C. E. K. & Associates, Inc. d/b/a
R.L. Buford & Associates
LAND SURVEYING - DEVELOPMENT CONSULTANTS
8300 NW RIVER PARK DRIV., PILLAR J 231-A, PARKVILLE, MO. 64152 (816) 741-6152

STR.-TWP.-RGE.	COUNTY	JOB NO.	DATE	FIELD BOOK	PAGE	CRAWN BY
34-53-32	CLAY	L-01042	12/19/2001	34-53-32	1 - 4	D.R.G.

REV. 03/05/2002 - REVISED PER COUNTY REVIEW DATED 02/25/2002 - D.R.G.

OWNER - DEVELOPER
MRS. THEDA McDOWELL
14406 STARK ROAD
LIBERTY, MISSOURI 64068