Clay County, Missouri
Land Survey Document

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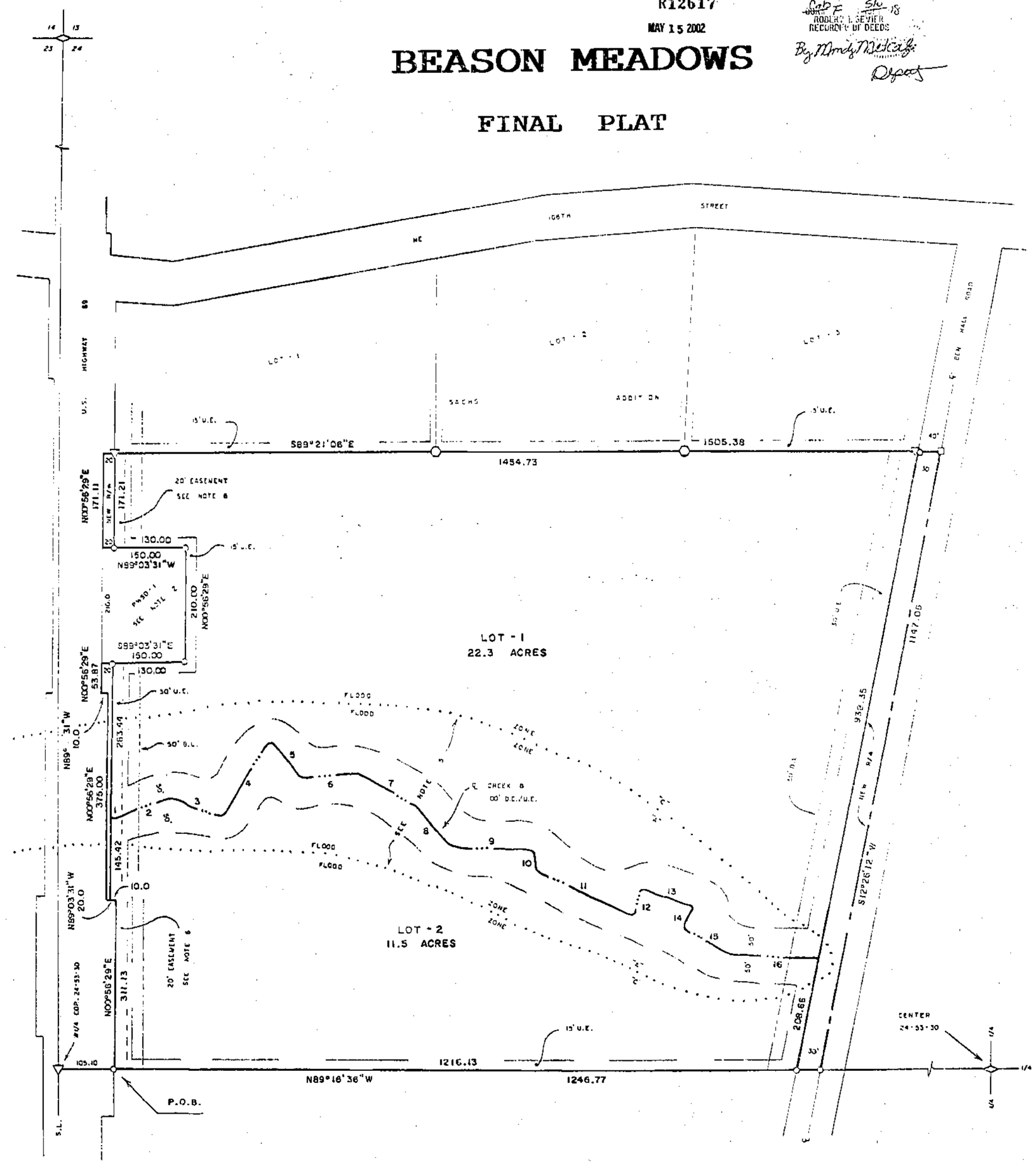
R12617

MAY 15 2002

STATE OF MISSOURI
CLAY COUNTY
I HEREBY CERTIFY THIS TO BE
A TRUE COPY
02 MAY 15 A 8:16
Book Page Slv 18
ROBERT L. SEVIER
RECORDER OF DEEDS
By Mindy McCarty
Deputy

BEASON MEADOWS

FINAL PLAT



NOTES

1. Owner: James & Mary Beason, 2013 West Donna Drive, Excelsior Springs, MO 64024.
2. Record Deed Reference for Beason is Book 3416 Page 183. Record Deed Referenced for PWSD #1 are Book 1720 Page 969 and Book 986 Page 364.
3. Bearing System is based on the subdivision plat of Sachs Addition, recorded of Cabinet "K" Sleeve 178.
4. Subdivision is in Flood Hazard Zones "A" and "C" per FIRM Community Panel # 290086 0050 B, Map Revised: February 17, 1989.
5. Area within the Flood Zone is approximate and is subject to any inaccuracies that a subsequent topographic survey may disclose. Given the approximate location of the flood plain boundary on lots within this subdivision, future single family dwellings proposed near that boundary may require elevation certificates prior to obtaining building permits.
6. A 20 foot recreational easement consistent with the Northland Trails design guidelines shall be granted to Clay County for the purpose of developing part of trail "C-13" of the Northland Trails plan along the East side of U.S. Highway 69.

CENTERLINE OF CREEK

#	Bearing	Distance
1	N89°18'14"E,	12.52 feet
2	N70°02'55"E,	104.46 feet
3	S68°12'29"E,	94.63 feet
4	N33°52'51"E,	164.02 feet
5	S38°48'21"E,	88.29 feet
6	N85°05'47"E,	102.86 feet
7	S60°26'03"E,	115.93 feet
8	S37°50'08"E,	98.25 feet
9	S86°35'40"E,	152.15 feet
10	S86°06'02"E,	36.87 feet
11	S65°00'51"E,	191.73 feet
12	N12°29'24"E,	48.50 feet
13	S69°13'05"E,	100.47 feet
14	S24°51'59"W,	40.44 feet
15	S60°32'06"E,	104.65 feet
16	S87°37'48"E,	164.90 feet

DESCRIPTION

That portion of the S½ of the NW¼ of Section 24, Township 53 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at a point on the South line of said S½ NW¼ that is S89°16'36"E, 105.10 feet from the W¼ corner of said Section 24, said point being on the Easterly right of way line of U.S. Highway 69; thence N00°56'29"E, 311.13 feet along said r.o.w. line; thence N89°03'31"W, 20.00 feet along said r.o.w. line; thence N00°56'29"E, 375.00 feet along said r.o.w. line; thence N89°03'31"W, 10.00 feet along said r.o.w. line; thence N00°56'29"E, 53.87 feet along said r.o.w. line; thence S89°03'31"E, 150.00 feet; thence N00°56'29"E, 216.00 feet parallel with said r.o.w. line; thence N89°03'31"W, 150.00 feet to said r.o.w. line; thence N00°56'29"E, 171.11 feet along said r.o.w. line to the SW corner of Sachs Addition; thence S89°21'06"E, 1505.38 feet to the SE corner of Sachs Addition and to the centerline of Ben Hall Road; thence S11°15'05"W, 1142.40 feet along said centerline to the South line of said S½ NW¼; thence N89°16'36"W, 1270.90 feet to the point of beginning. Said portion contains 35.12 acres and is subject to all easements, restrictions, reservations and right of ways of record.

DEDICATION

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.) and a Northland Trails dedication/easement. 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 there over 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 such of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement.

STREETS : The streets shown on this plat and heretofore not 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 buildings or portion thereof shall be built between this line and the street line.

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 BEASON MEADOWS and shall consist of a total of two (2) lots.

In testimony whereof, James D. Beason and Mary L. Beason, husband and wife, have

subscribed their names this 4 day of May, 2002.

James D. Beason — James D. Beason
Mary L. Beason — Mary L. Beason

Be it remembered that on this _____ day of _____, 2002, before me, a notary public in and for said County and State, personally appeared the above persons, who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

STATE OF MISSOURI)
COUNTY OF CLAY)

My commission expires: March 7 2006 — Notary Public

APPROVALS AND ACCEPTANCES

This plat of BEASON MEADOWS has been submitted to and considered by Clay County Planning and Zoning Commission, and is hereby APPROVED this 2nd day of April, 2002.

Chairman, Planning Commission — Director, Planning Commission

Presiding Commissioner — County Counselor

Southern Commissioner — Western Commissioner

These easements and rights of way accepted by the County Governing Body of Clay County, Missouri, this 13th day of May, 2002.

County Clerk — Clay County Judge

Entered for record this _____ day of _____, 2002.

County Recorder

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Missouri and this survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers & Land Surveyors, effective December 30, 1994, 4 CSR 30-8.020.

Date: 4-26-02 Signed: Terry M. McCanless — MO REG # 2143

If this document does not have an embossed seal, it should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

M & M LAND SURVEYING SERVICE, INC.
806 EAST MAIN STREET
PO BOX 63
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

STATE OF MISSOURI — TERRY M. MCCANLESS — NUMBER 2143 — REGISTERED LAND SURVEYOR

SURVEY FOR: JAMES & MARY BEASON
EXCELSIOR SPRINGS, MO.

Date: 4-26-2002 | Field Book: 01-246 | Project #: 02-7014

Cab. F
5/14/02