Clay County, Missouri
Land Survey Document

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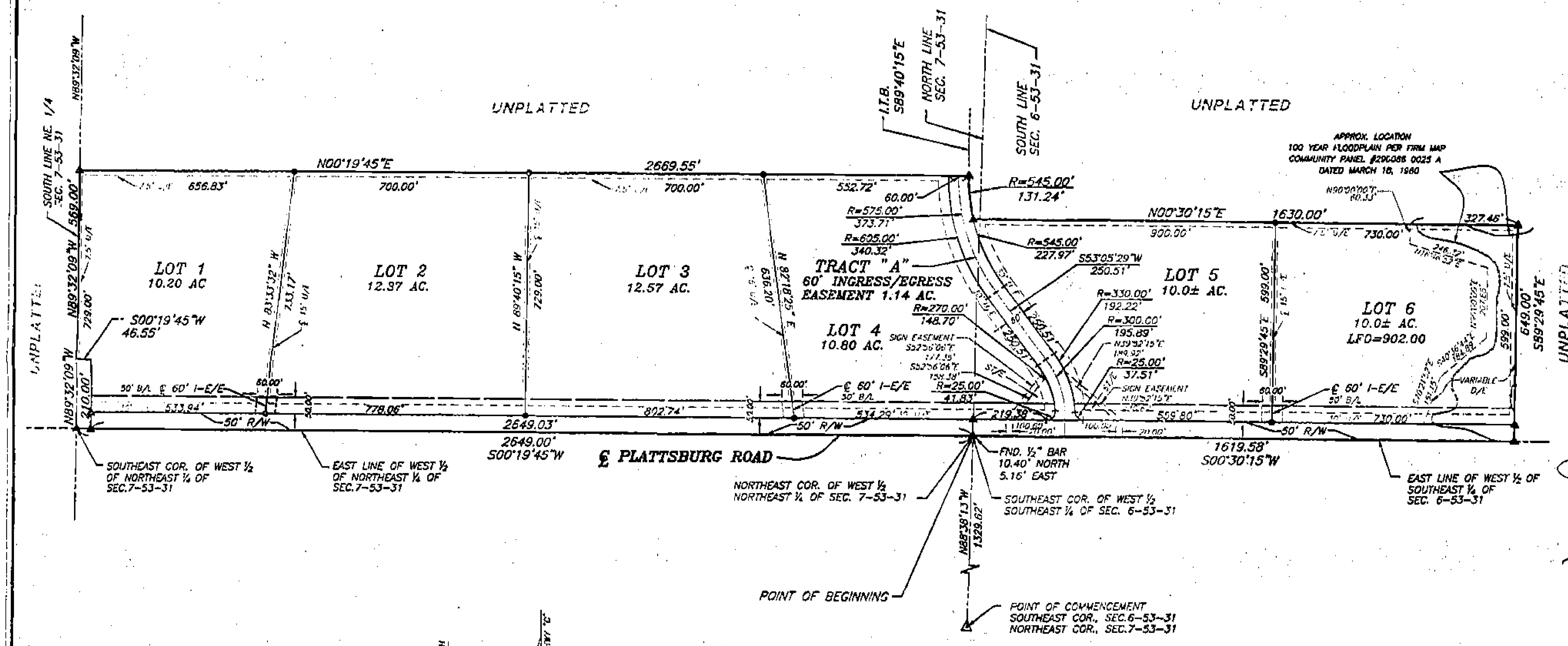
LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING

R53912
DEC 0 9 2002

ELCINATA DOWNS FIRST PLAT
Final Plat
Clay County, Missouri

CLAY COUNTY
RECORDER OF DEEDS
CAB F SLEEVE 48
By: Wendi Walter Deputy



LEGAL DESCRIPTION:
All that part of the Southeast Quarter of Section 6, Township 53, Range 31, and also all that part of the Northeast Quarter of Section 7, Township 53, Range 31, in Clay County, Missouri, described as follows: Commencing at the Southeast Corner of said Section 6, also being the Northeast Corner of said Section 7; thence North 88 degrees 38 minutes 13 seconds West along the South line of said Section 6, also being the North line of said Section 7, a distance of 1329.62 feet to the Southeast Corner of the West one half of Southeast Quarter of said Section 6, also being the Northeast Corner of the West one half of Northeast Quarter of said Section 7, being the Point of Beginning of the tract of land herein to be described; thence South 0 degrees 19 minutes 45 seconds West along the East line of the West one half of Northeast Quarter of said Section 7, a distance of 2649.00 feet; thence North 89 degrees 32 minutes 09 seconds West, and parallel to the South line of the Northeast Quarter of said Section 7, a distance of 210.00 feet; thence South 00 degrees 19 minutes 45 seconds West and parallel to the East line of the West one half of the Northeast Quarter of said Section 7, a distance of 46.55 feet, to the South line of the Northeast Quarter of said Section 7; thence North 89 degrees 32 minutes 09 seconds West along the South line of the Northeast Quarter of said Section 7, a distance of 569.00 feet; thence North 00 degrees 19 minutes 45 seconds East and parallel to the East line of the West one half of the Northeast Quarter of said Section 7, a distance of 2669.55 feet; thence Easterly along a curve to the left having an initial tangent bearing of South 89 degrees 40 minutes 15 seconds East, and having a radius of 545.00 feet, an arc distance of 131.24 feet; thence North 00 degrees 30 minutes 15 seconds East and parallel to the East line of the West one half of the Southeast Quarter of said Section 6, a distance of 1630.00 feet, thence South 89 degrees 29 minutes 45 seconds East, a distance of 649.00 feet to the East line of the West one half of the Southeast Quarter of said Section 6; thence South 00 degrees 30 minutes 15 seconds West along the East line of the West one half of the Southeast Quarter of said Section 6, a distance of 1619.58 feet to the Point of Beginning. Said tract of land contains 71.20 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 "ELCINATA DOWNS FIRST PLAT".

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 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: REAL BEEF, LLC., a Missouri Limited Liability Corporation, has by the authority of its Board of Directors caused this instrument to executed by its Member this 15th day of November, 2002.

REAL BEEF, LLC
Eldon G. Walter – Member

STATE OF MISSOURI } s.s.
COUNTY OF CLAY

On this 15th day of November, 2002, before me appeared Eldon G. Walter to me personally known who being by me duly sworn did say that he is Manager of REAL BEEF, LLC and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said Eldon G. Walter acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in said County and State the day and year last written above.

My Commission Expires: Oct 11, 2004

ANGELA M. ROBBINS
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Oct. 11, 2004

Angela M. Robbins
NOTARY PUBLIC

This plat of ELCINATA DOWNS FIRST PLAT has been submitted to and approved by the Clay County Planning Commission this 10th day of September, 2002.

COUNSELOR CHAIRMAN DIRECTOR

These easements and right of ways excepted by the County Governing Body of Clay County, Missouri, this 30th day of September 2002.

Paula S. Moore
County Clerk

Presiding Commissioner
Western District Commissioner
Eastern District Commissioner

STATE OF MISSOURI } s.s.
COUNTY OF CLAY

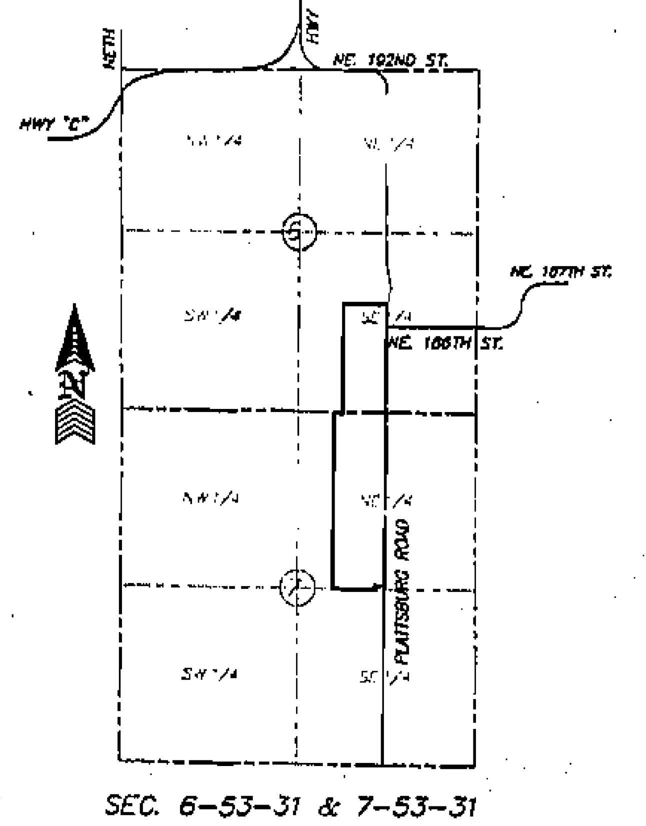
This is to certify that this instrument was filed for record in the Recorder Of Deeds Office on the ____ day of ________ 2002. In Cabinet ____ Sleeve ____ at ____ PM/AM O'Clock.

DEPUTY RECORDER OF DEEDS

I hereby certify that the plat of ELCINATA DOWNS FIRST PLAT 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 the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 10-17-02 SAM A. AYLETT, LS-2074

STATE OF MISSOURI
SAM ANTHONY AYLETT
NUMBER LS-2074
REGISTERED LAND SURVEYOR



SEC. 6-53-31 & 7-53-31
Location Map

SCALE: 1"=200'
200 100 0 200

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
I-E/E = Ingress/Egress Easement
ST/E = Site Triangle Easement
LFO = Lowest Floor Opening
△ 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 Existing Bar

JOB NUMBER
38320
38320FPH.DWG

Drive access:
There shall be a maximum number of three primary drive access locations and one private road access (Tract "A") approved onto Plattsburg Road.

Either lot 4 or lot 5 can have a primary drive access onto the private road within Tract "A" in lieu of access to Plattsburg Road.

Adjoining lots to share access location as needed to provide access.

NOTES:

1. Zoning of R-1 approved by the County Commission on March 18, 2002 Res #2002-120.
2. All interior lot lines shall have a 7.5 foot utility easement on each side of the lot line; all exterior lot lines (other than street frontage) shall have a 15 foot utility easement, a 30 foot utility easement to follow along the roadways.
3. TRACT "A" is a non-buildable lot and is reserved as an Ingress/Egress easement for possible future development.
4. Lot 6 may require a Flood Elevation Certificate at the time a building permit is being applied for.
5. No objects shall be planted or constructed within the sight triangle as shown, which exceed 30" maximum height.
6. Please be advised that an agreement has been recorded with this plat reguarding the developer's responsibility to financially assist with improvements to existing County roadways. Interested parties are advised to contact the developer or the Clay County Planning and Zoning Department for further information.

Prepared For:
REAL BEEF, LLC.
C/O ELDON G. WALTER
4305 N. JARBOE COURT
KANSAS CITY, MO 64116
(816) 413-9103
DATE: October 17, 2002

http://www.ClayCoGov.com