Clay County, Missouri
Land Survey Document

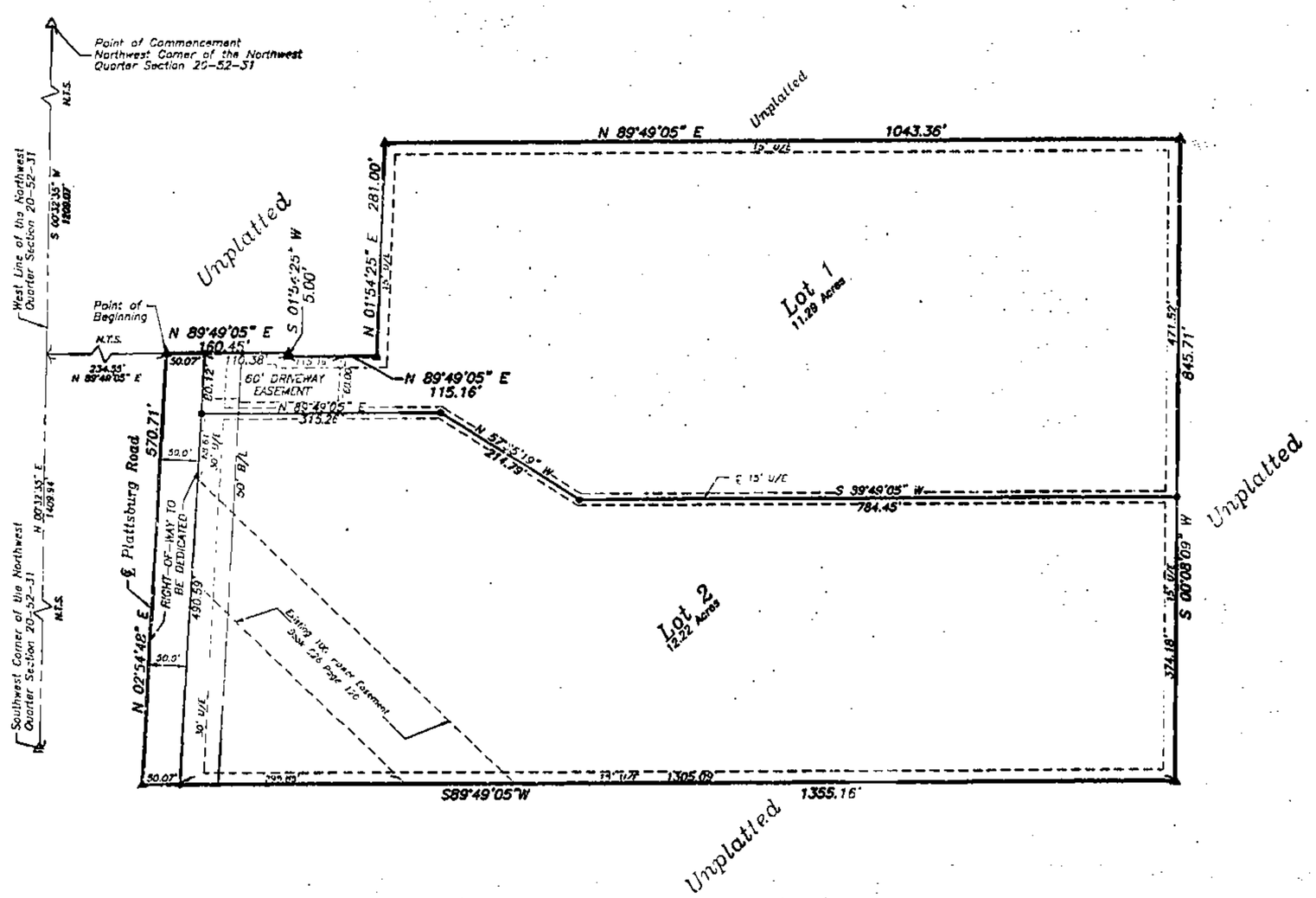
R89165

STATE OF MISSOURI
CLAY COUNTY
I CERTIFY THIS INSTRUMENT
2003 MAY -7 P 3:12
Book F Page 76
RECORDER OF DEEDS
RECORDER

PHILLIP ADDITION 2003

FINAL PLAT

A Minor Subdivision in Clay County, Missouri



LEGAL DESCRIPTION:
All that part of the Northwest Quarter of Section 20, Township 52, Range 31, Clay County, Missouri, described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section 20; thence South 00 degrees 32 minutes 35 seconds West along the West line of the Northwest Quarter of said Section 20, a distance of 1209.07 feet; thence North 89 degrees 49 minutes 05 seconds East, a distance of 234.55 feet to the Point of Beginning of the Tract of Land herein to be described; thence continuing North 89 degrees 49 minutes 05 seconds East, a distance of 160.45 feet; thence South 01 degree 54 minutes 25 seconds West, a distance of 5.00 feet; thence North 89 degrees 49 minutes 05 seconds East, a distance of 115.16 feet; thence North 01 degree 54 minutes 25 seconds East, a distance of 281.00 feet; thence North 89 degrees 49 minutes 05 seconds East, a distance of 1043.36 feet; thence South 00 degrees 08 minutes 09 seconds West, a distance of 845.71 feet; thence South 89 degrees 49 minutes 05 seconds West, a distance of 1355.16 feet; thence North 02 degrees 54 minutes 48 seconds East, a distance of 570.71 feet to the Point of Beginning. Said tract contains 24.17 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 "PHILLIP ADDITION 2003".

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.

ST SETS: 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 WITNESS WHEREOF: The undersigned Proprietors described hereon have caused this instrument to be executed this 14th day of April, 2003.

Robert L. Smith
ROBERT L. SMITH

Anna Lee Smith
ANNA LEE SMITH

STATE OF MISSOURI }s.s.
COUNTY OF CLAY

On this 14th day of April, 2003, before me the undersigned Notary Public, personally appeared Robert L. SMITH and Anna Lee Smith, husband and wife, who executed the within instrument and acknowledged to me that they executed the within and foregoing instrument as their free act and deed.

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

MY COMMISSION EXPIRES: 7-17-05

Jane A. Shaeffer
NOTARY PUBLIC, Clay Co.

This plat of PHILLIP ADDITION 2003 has been submitted to and approved by the Clay County Planning Commission this 8th day of April, 2003.

CHAIRMAN, PLANNING AND ZONING COMMISSION

DIRECTOR, PLANNING AND ZONING COMMISSION

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this 22nd day of April, 2003.

ATTEST:

Carol McCall
Presiding Commissioner

County Clerk

Tom Brown
Western District Commissioner

County Counselor

Eastern District Commissioner

STATE OF MISSOURI }s.s.
COUNTY OF ____

This is to certify that this instrument was filed for record in the Recorder Of Deeds Office on the ____ day of ____, 2003. In Cabinet ____, Sleeve ____ at ____ PM/AM O'Clock.

DEPUTY

RECORDER OF DEEDS

I hereby certify; that the plat of "PHILLIP ADDITION 2003" 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.

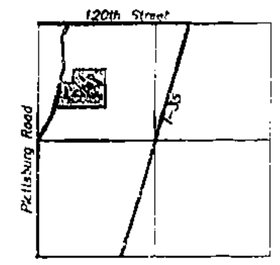
DATE: 4-14-03

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

SAM A. AYLETT, LS-2074

SCALE: 1" = 100'
100 50 0 100

LEGEND:
B/L = Building Line
U/E = Utility Easement
N.T.S. = Not to Scale
△ 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



SEC. 20-52-31

Location Map

GENERAL NOTES:
1. Existing zoning is R1, per Rezoning Case Number February 03-112RZ/P.
2. No structures shall be built within the wide and somewhat flat area below the south pond on Lot 1.
3. No buildings constructed or trees planted inside the 100' Power Easement. Any altering of elevation of the land in the easement area requires notification of NW Electric, so that the ground elevation may be checked. Equipment with diesel exhaust should be cautious operating under the lines due to flashover of exhaust carbon.

FINAL PLAT
PHILLIP ADDITION 2003
CLAY COUNTY, MISSOURI

Aylett, Flowers Survey & Engineering Company
201 NW FIFTH STREET—GLADSTONE, MISSOURI 64118-1821
PHONE: (816) 436-1173 • www.afsec.com • FAX: (816) 436-7078
Land Surveying ~ Civil Engineering ~ Land Planning

Prepared For:
ROBERT L. SMITH
ANNA LEE SMITH
1200 N. WOODRIDGE LANE
LIBERTY, MISSOURI 64068

Drawn By: NRM	File Name: 40357FPA	SEC. 20-52-31	Date: April 14, 2003	40357

http://www.ClayCoGov.com