Clay County, Missouri
Land Survey Document

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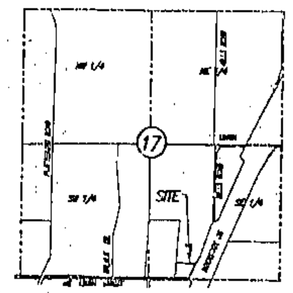
LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING

R97342

STATE OF MO
CLAY COUNTY
I CERTIFY THIS REC'D
2003 JUN 11 A 10:46 A
COUNTY RECORDER
ROBERT T. SEVIER
RECORDER OF DEEDS

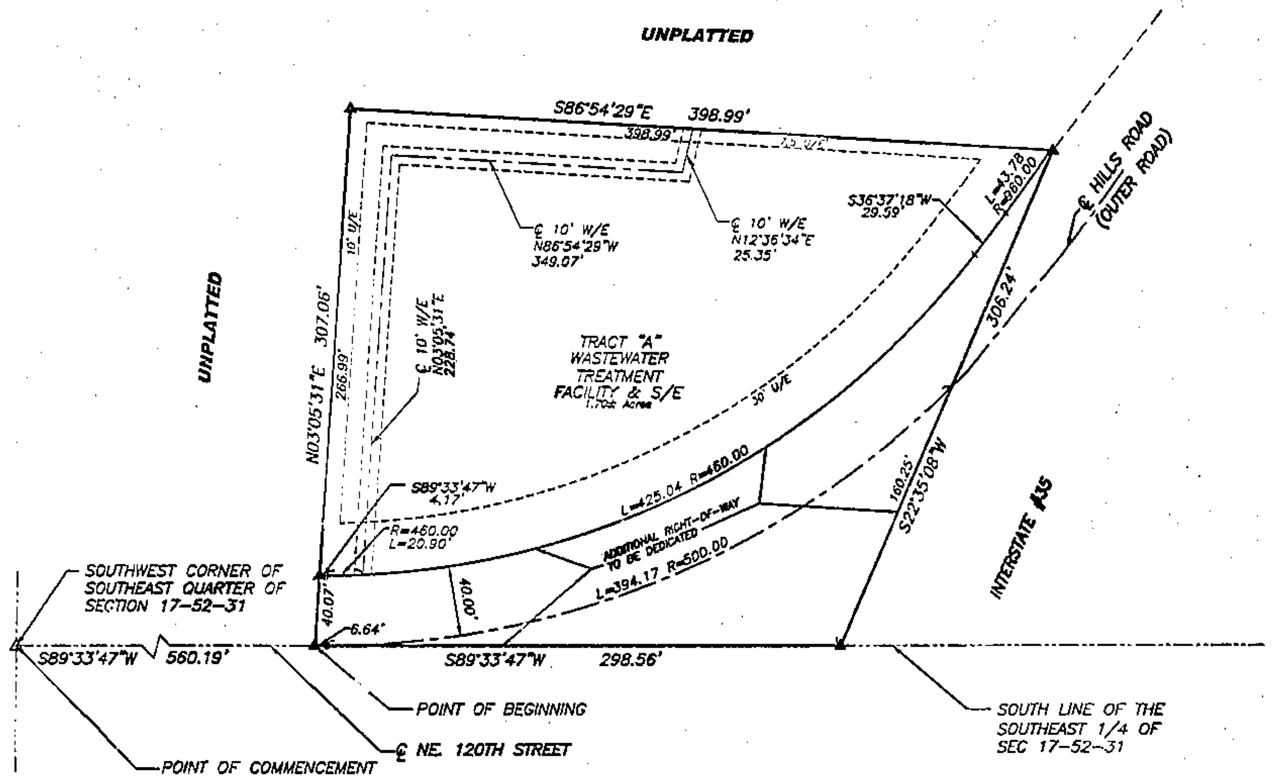
# BERKSHIRE GLEN – TRACT A

## FINAL PLAT
## A SUBDIVISION IN
## Clay County, Missouri




Location Map
SEC. 17–52–31
NOT TO SCALE

SCALE: 1" = 50'
50 25 0 50




LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement

△ 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

LEGAL DESCRIPTION:
All that part of the Southeast Quarter of Section 17, Township 52, Range 31, Clay County, Missouri, described as follows: Commencing at the Southeast Corner of the Southeast Quarter of said Section 17; thence North 89 degrees 33 minutes 47 seconds East along the South line of Section 17, a distance of 560.19 feet to the Point of Beginning of the tract of land herein to be described; thence North 03 degrees 05 minutes 31 seconds East, a distance of 307.06 feet; thence South 86 degrees 54 minutes 29 seconds East, a distance of 398.99 feet, to a point on the Westerly Right-of-way line of Interstate #35; thence South 22 degrees 35 minutes 08 seconds West along the Westerly Right-of-way line of Interstate #35, a distance of 306.24 feet, to the South line of the Southeast Quarter of said Section 17; thence South 89 degrees 33 minutes 47 seconds West along said South line of the Southeast Quarter of said Section 17, a distance of 298.56 feet to the Point of Beginning. Said tract of land contains 2.37 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 "BERKSHIRE GLEN – TRACT A".

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 easment (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: TERRA GROUP, LLC., a Missouri Limited Liability Corporation, has by the authority of its board of Directors caused this instrument to executed by its Member this 9th day of June, 2003.

TERRA GROUP, LLC.

LOUIS FREEMAN, MEMBER

STATE OF MISSOURI }
COUNTY OF Clay } s.s.

On this 9th day of June 2003, before me appeared Louis Freeman to me personally known who being by me duly sworn did say that he is Member of TERRA GROUP, LLC. and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said Louis Freeman 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: STANLEY HARRIS EILER
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Aug. 21, 2003

NOTARY PUBLIC

This plat of BERKSHIRE GLEN TRACT A has been submitted to and approved by the Clay County Planning Commission this 10th day of September, 2003.

COUNSELOR — CHAIRMAN — DIRECTOR

These easements and right-of-ways accepted by the County Governing Body of Clay County, Missouri, this 30th day of September, 2003.

Presiding Commissioner

Western District Commissioner

Eastern District Commissioner

County Clerk

STATE OF MISSOURI }
COUNTY OF CLAY } s.s.

This is to certify that this instrument was filed for record in the Recorder Of Deeds Office on the _____ day of _____, 200X. in Cabinet _____, Sleeve _____ at _____ PM/AM O'Clock.

DEPUTY — RECORDER OF DEEDS

I hereby certify that the plat of BERKSHIRE GLEN – TRACT A 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: 6-9-03

SAM ANTHONY AYLETT
MISSOURI
LS-2074
PROFESSIONAL LAND SURVEYOR

NOTE:

THIS TRACT OF LAND SHALL NOT BE PERMITTED FOR RESIDENTIAL CONSTRUCTION.

JOB NUMBER
39490

39490FPC.DWG

Prepared For:
TERRA GROUP L.L.C.
12505 PELHAMDALE
KEARNEY, MISSOURI 64060
(816) 628-4771

DATE: June 09, 2003

http://www.ClayCoGov.com