Clay County, Missouri
Land Survey Document

**AYLETT SURVEY COMPANY**
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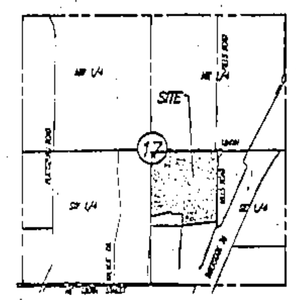
LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING

# BERKSHIRE GLEN FIRST PLAT

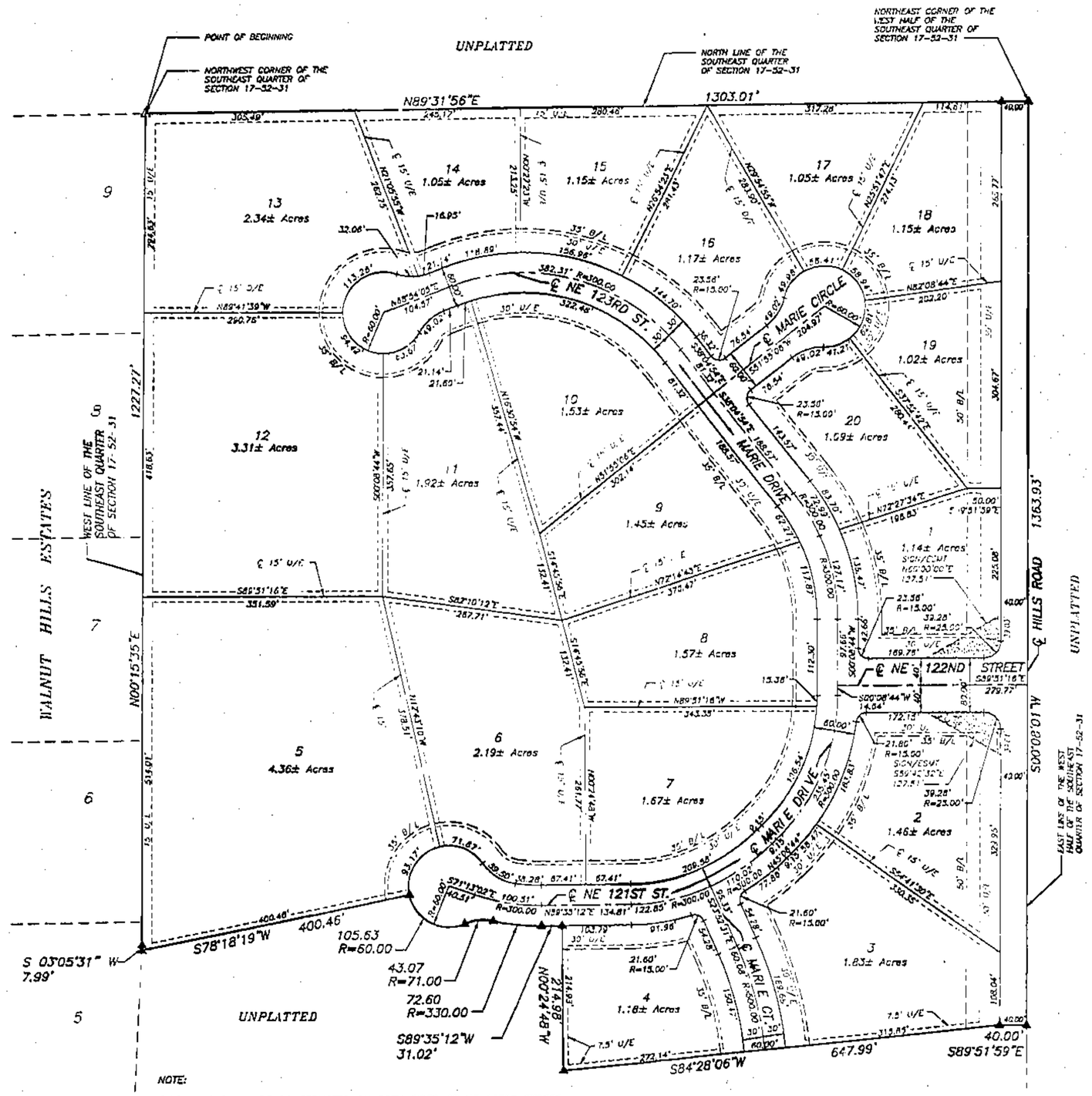
## FINAL PLAT
## A SUBDIVISION IN
## Clay County, Missouri

R97343

STATE OF MO
CLAY COUNTY
I CERTIFY INSTR. REC'D
2003 JUN 01 A 10:49
ROBERT L. SEVER
RECORDER OF DEEDS
By Pamela Neikirk
Deputy




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




SCALE: 1"= 100'
100 50 0 100

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement
R = Radius
R/W = Right-of-way
SIGN/ESMT = Sign 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 West Half of the Southeast Quarter of Section 17, Township 52, Range 31, Clay County, Missouri, described as follows: Beginning at the Northwest corner of said Southeast Quarter of said Section 17, thence North 89 degrees 31 minutes 56 seconds East along the North line of the Southeast Quarter of said Section 17, a distance of 1303.01 feet, to the Northeast Corner of the West Half of the Southeast Quarter of said Section 17; thence South 00 degrees 08 minutes 01 seconds West, along the East line of the West Half of the Southeast Quarter of said Section 17, a distance of 1363.93 feet; thence South 89 degrees 51 minutes 59 seconds East, a distance of 40.00 feet; thence South 84 degrees 28 minutes 06 seconds West, a distance of 647.99 feet; thence North 00 degrees 24 minutes 48 seconds West, a distance of 214.98 feet; thence South 89 degrees 35 minutes 12 seconds West, a distance of 31.02 feet; thence Westerly along a curve to the right, being tangent to the last described course, and having a radius of 330.00 feet, an arc distance of 72.60 feet; thence Westerly along a reverse curve to the left, having a radius of 71.00 feet, an arc distance of 43.07 feet; thence Westerly and Northerly along a reverse curve to the right, having a radius of 60.00 feet, an arc distance of 105.53 feet; thence South 78 degrees 18 minutes 19 seconds West, a distance of 400.46 feet, to the Easterly line of Walnut Hills Estates a subdivision of land in Clay County, Missouri; thence North 03 degrees 05 minutes 31 seconds East along said line, a distance of 7.99 feet, to the West line of said Southeast Quarter of said Section 17, also being the Easterly line of said Walnut Hills Estates; thence North 00 degrees 15 minutes 35 seconds East along the West line of said Southeast Quarter of said Section 17, also being the Easterly line of said Walnut Hills Estates, a distance of 1227.27 feet to the Point of Beginning. Said tract of land contains 30.69 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 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 pedestal, 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: 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, 2006

Stanley Harris Eiler
NOTARY PUBLIC

This plat of BERKSHIRE GLEN 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 accepted by the County Governing Body of Clay County, Missouri, this 30th day of September, 2002.

COUNTY — Presiding Commissioner — District Commissioner — District Commissioner

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 _____, 2003. In Cabinet _____ Sleeve _____ at _____ PM/AM O'Clock.

DEPUTY — RECORDER OF DEEDS

I hereby certify; that the plat of BERKSHIRE GLEN 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.

DATED 6-9-03

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

NOTE:

SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF NE 123RD STREET, MARIE CIRCLE, MARIE DRIVE, NE 121ST STREET, AND MARIE COURT.

JOB NUMBER
39490
39490-PA.DWG(xLM)

Cal-F
91/03 DM

Prepared For:
TERRA GROUP LLC
12505 PELHAMDALE
KEARNEY, MISSOURI
(816) 628-4771

DATE: June 09, 2003

http://www.ClayCoGov.com