Clay County, Missouri
Land Survey Document

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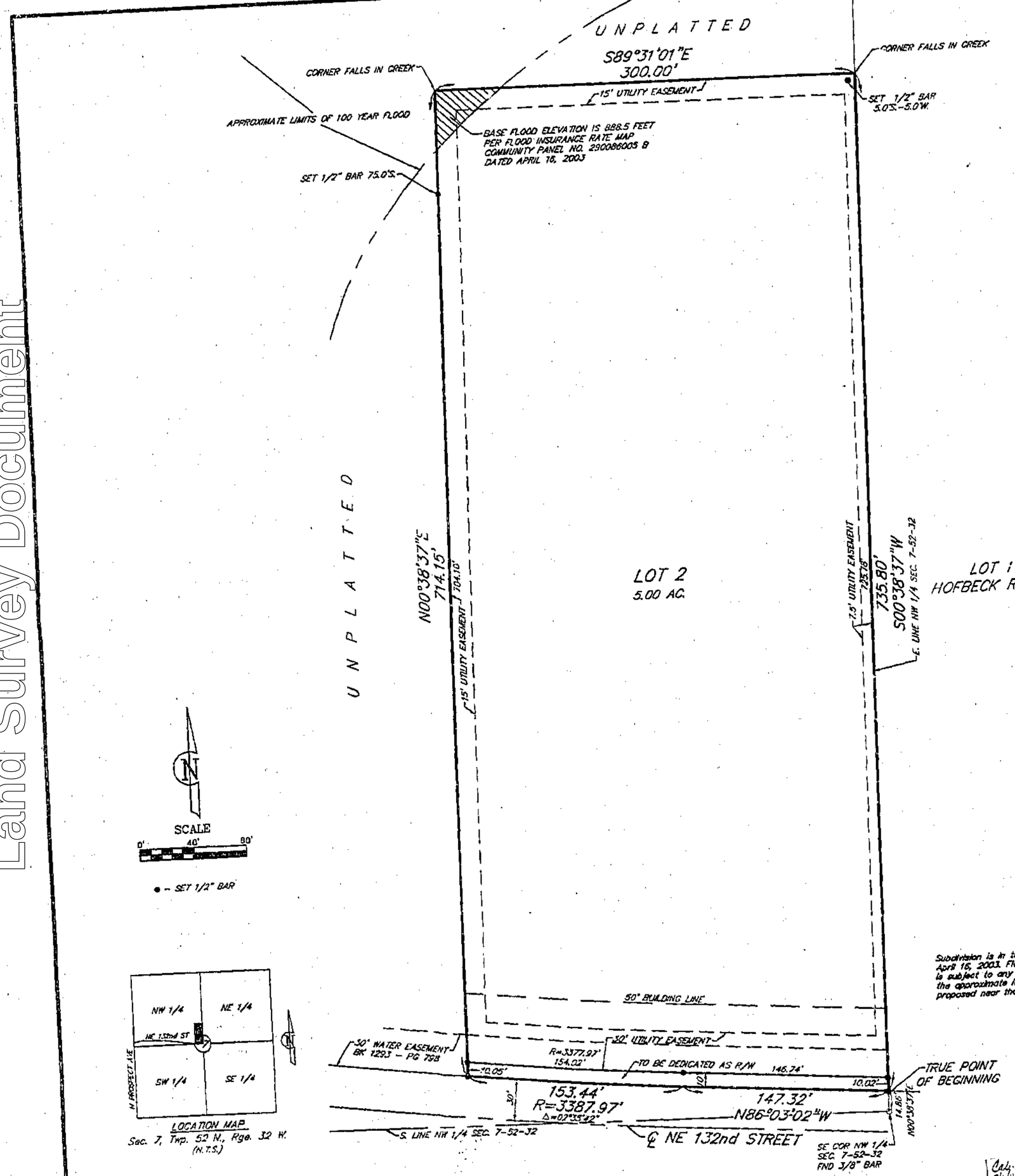
R94034

STATE OF MO
CLAY COUNTY
CERTIFY INSTR. REC'D
2003 MAY 29 9:12
BOOK F PAGE 50
ROBERT T. SEVIER
RECORDER OF DEED
by Jessica Gallo
Deputy

O'BRIEN ESTATES – SECOND PLAT

A SUBDIVISION OF LAND IN CLAY COUNTY, MISSOURI

NW 1/4 OF SEC. 7 – TWP. 52 N. – RGE 32 W.



LEGAL DESCRIPTION:

A tract of land in the Northwest Quarter of Section 7, Township 52, Range 32, Clay County, Missouri, being described as follows: Commencing at the Southeast corner of said Northwest Quarter; thence North 0°38'37" East, along the East line of said Northwest Quarter, 14.86 feet to a point on the Northerly right-of-way line of Northeast 132nd Street, as now established, said point being the True Point of Beginning of the tract to be herein described; thence North 86°03'02" West, along said Northerly right-of-way line, 147.32 feet; thence Westerly, along said Northerly right-of-way line, on a curve to the right, tangent with the last described course, having a radius of 3387.97 feet and a central angle of 02° 35'42", an arc distance of 153.44 feet; thence North 0°38'37" East, 714.15 feet; thence South 89°31'01" East, 300.00 feet to a point on the East line of said Northwest Quarter; thence South 0°38'37" West, along said East line, 735.80 feet to the True Point of Beginning. Containing 5.00 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

O'BRIEN ESTATES – SECOND PLAT

EASEMENT: 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, sewerage, telephone, cable TV and surface drainage, including but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, and or all of them upon, over, under and along the strips of land designated utility easement (U.E.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 there over any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the operate 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 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 O'BRIEN ESTATES – SECOND PLAT.

IN WITNESS WHEREOF: JAMES CROCKER, a married man, has subscribed his name this 16th day of May, 2003.

James Crocker trustee
James Crocker

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

Be it remembered that on this 16th day of May, 2003 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came James Crocker, who declared himself to be single and unmarried to me known to be the person described in and who executed the foregoing instrument; and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

M. Burns
Notary Public

My Commission Expires: M. BURNS Notary Public - Notary Seal STATE OF MISSOURI Clay County My Commission Expires: Aug. 23, 2005

APPROVALS AND ACCEPTANCES

This plat of O'BRIEN ESTATES – SECOND PLAT has been submitted to and considered by the Clay County Planning and Zoning Commission and is hereby Approved. Dated this day of February 20 03

Chairman, Planning Commission

Director, Planning Commission

Planning Commissioner

Eastern Commissioner

County Counselor

Western Commissioner

These easements and rights-of-way accepted by the County Governing body of Clay County, Missouri, this 6th day of February, 2003.

County Clerk

Entered on transfer record this _____ day of _____ 20__

County Recorder

Subdivision is in the Flood Hazard Zones "A" and "X" per FIRM C.P. #2900860035 G. Effective Date: April 16, 2003. Flood Elevation 888.5 feet. Area within the Flood Hazard Zone is approximate and is subject to any increase. Inaccuracies that a subsequent topographic survey may disclose. Given the approximate location of flood plain boundary within the subdivision, future single-family dwellings proposed near that boundary may require elevation certificates prior to obtaining building permits.

This plat and survey of O'BRIEN ESTATES – SECOND PLAT were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY that the plat of O'BRIEN ESTATES – SECOND 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 Missouri Minimum Standards for Property Boundary Surveys established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

5-20-03
Date

Signed: W. Jerome Schoen, MRLS #1989

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4320
Fax: 816-587-1856

DATE: 05-16-03 | Job No.– 02451 | File Name–OBRIEN2PLAT

J:\SURVEY\OBRIEN ESTATES\OBRIEN2.AT