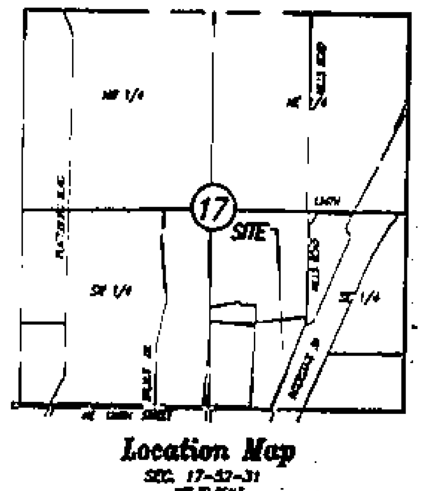
Clay County, Missouri
Land Survey Document

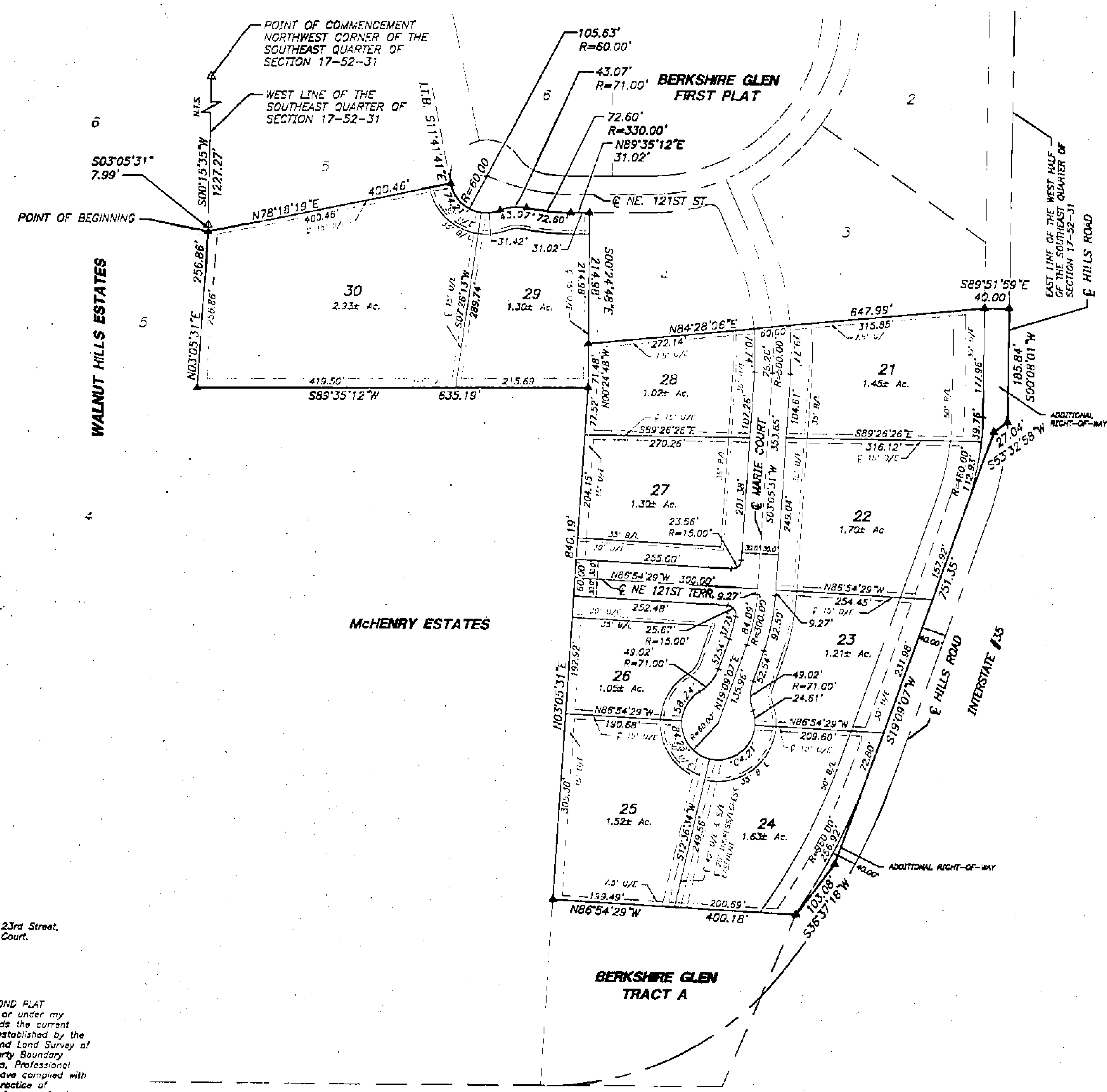
BERKSHIRE GLEN SECOND PLAT

FINAL PLAT

A Major Subdivision in Clay County, Missouri

S44433





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
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
○ Denotes Existing Bar

Note:

Sidewalks shall be constructed on both sides of NE. 123rd Street, Marie Circle, Marie Drive, NE. 121st Street, and Marie Court.

I hereby certify; that the plat of BERKSHIRE GLEN 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 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: 9-09-03 ____ SAM A. AYLETT LS-2074

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 Northwest corner of the Southeast Quarter of said Section 17; thence South 00 degrees 15 minutes 35 seconds West along the West line of the Southeast Quarter of said Section 17, also being the Westerly line of BERKSHIRE GLEN FIRST PLAT and the Easterly line of WALNUT HILLS ESTATES, subdivisions of land in Clay County, Missouri, a distance of 1,227.27 feet; thence continuing along said plat lines South 03 degrees 05 minutes 31 seconds West, a distance of 7.99 feet to the Point of Beginning of the tract of land herein to be described, said point also being the Southwest corner of Lot 5 of said Berkshire Glen First Plat; thence North 78 degrees 18 minutes 19 seconds East along the Southerly line of said Lot 5, a distance of 400.46 feet to the Southerly corner of said Lot 5, said point also being on the Southerly right-of-way line of Northeast 121st Street; thence Easterly along said right-of-way line along a curve to the left having an initial tangent bearing of South 11 degrees 41 minutes 41 seconds East and a radius of 60.00 feet, an arc distance of 105.63 feet; thence continuing along said right-of-way line along a reverse curve to the right having a radius of 71.00 feet, an arc distance of 43.07 feet; thence continuing along said right-of-way line along a reverse curve to the left having a radius of 330.00 feet, an arc distance of 72.60 feet; thence continuing along said right-of-way line North 89 degrees 35 minutes 12 seconds East, a distance of 31.02 feet to the Northwesterly corner of Lot 4 of said Berkshire Glen First Plat; thence South 00 degrees 24 minutes 48 seconds East along the Westerly line of said Lot 4, a distance of 214.98 feet to the Southwesterly corner of said Lot 4; thence North 84 degrees 28 minutes 06 seconds East along the Southerly line of said Lot 4, its Easterly prolongation and the Southerly line of Lot 3 of said Berkshire Glen First Plat, a distance of 647.99 feet to the Southeasterly corner of said Lot 3, said point also being on the Westerly right-of-way line of Hills Road; thence South 89 degrees 51 minutes 59 seconds East along the Southerly line of said Berkshire Glen First Plat, a distance of 40.00 feet to the East line 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 185.84 feet to the Westerly right-of-way line of Interstate No. 35; thence South 53 degrees 32 minutes 58 seconds West along said right-of-way line, a distance of 27.04 feet; thence continuing along said right-of-way line South 19 degrees 09 minutes 07 seconds West, a distance of 751.35 feet; thence continuing along said right-of-way line South 36 degrees 37 minutes 18 seconds West, a distance of 103.08 feet to the Northerly line of BERKSHIRE GLEN TRACT A, a subdivision of land in Clay County, Missouri; thence North 86 degrees 54 minutes 29 seconds West along the Northerly line of said Berkshire Glen Tract A, a distance of 400.18 feet to the Northwest corner of said Berkshire Glen Tract A, said point also being on the Easterly line of McHENRY ESTATES, a subdivision of land in Clay County, Missouri; thence North 03 degrees 05 minutes 31 seconds East, a distance of 840.19 feet to the Northeast corner of said McHenry Estates; thence South 89 degrees 35 minutes 12 seconds West along the Northerly line of said McHenry Estates, a distance of 635.19 feet to the Northwest corner of said McHenry Estates, said point also being on the Easterly line of said Walnut Hills Estates; thence North 03 degrees 05 minutes 31 seconds East along the Easterly line of said Walnut Hills Estates, a distance of 256.86 feet to the Point of Beginning. Said tract contains 16.81 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 SECOND 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: 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 ____ day of ____ 2003.

TERRA GROUP, LLC

____ Louis Freeman, Member

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

On this 8th day of December 2003, before me appeared Louis Freeman to me personally known who being by me duly sworn did say that he is Manager 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: 6-17-2004

____ NOTARY PUBLIC

DEBORAH M. VIVIANO Clay County My Commission Expires June 17, 2004

This plat of BERKSHIRE GLEN SECOND PLAT has been submitted to and approved by the Clay County Planning Commission this 7th day of January 2003.

____ COUNSELOR ____ CHAIRMAN ____ DIRECTOR

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri this 27th day of January 2003.

____ Presiding Commissioner

____ County Clerk ____ Western District Commissioner

____ Eastern District Commissioner

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

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

____ DEPUTY ____ RECORDER OF DEEDS

FINAL PLAT **BERKSHIRE GLEN SECOND PLAT** CLAY COUNTY, MISSOURI			
Aylett, Flowers Survey & Engineering Company Land Surveying ~ Civil Engineering ~ Land Planning		Prepared For: TERRA GROUP LLC 12505 PELHAMDALE KEARNEY, MO 64060	
Drawn By: EAH	File Name: 40790FPA	SEC: 17-52-31	Date: September 9, 2003 / Job No: 40790

http://www.ClayCoGov.com