Clay County, Missouri
Land Survey Document

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STATE OF MO.
CLAY COUNTY
COUNTY OF THE WORD
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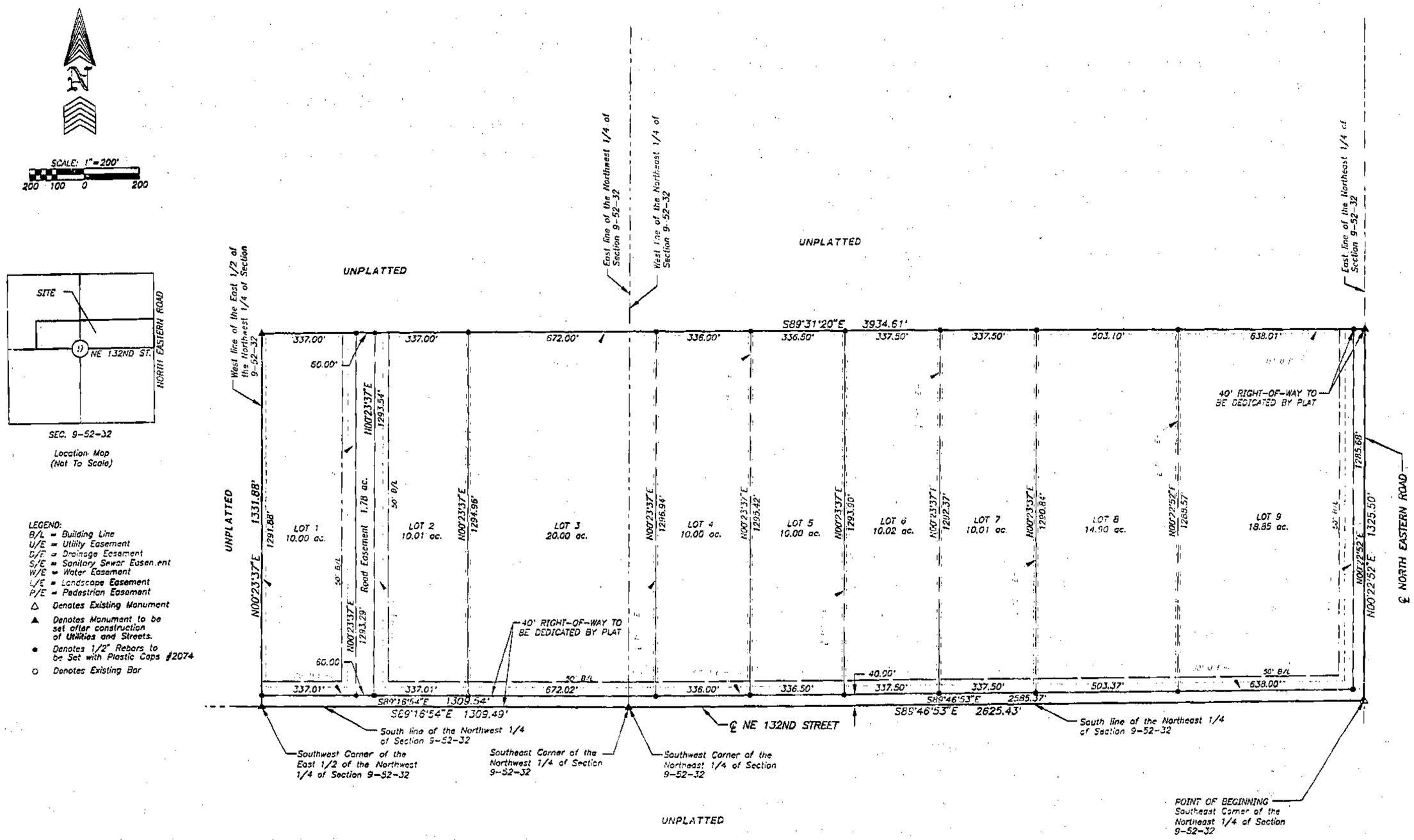
By Mandy
McGrady Deputy

BURTON ESTATES

FINAL PLAT

A Subdivision in Clay County, Missouri



LEGEND:
- B/L = Building Line
- U/E = Utility Easement
- D/E = Drainage Easement
- S/E = Sanitary Sewer Easement
- W/E = Water Easement
- L/E = Landscape Easement
- P/E = Pedestrian 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

PROPERTY DESCRIPTION:
All that part of the Northeast Quarter, together with an that part of the East one-half of the Northwest Quarter of Section 9, Township 52, Range 32, Clay County, Missouri, described as follows: Beginning at the Southeast corner of the Northeast Quarter of said Section 9; thence North 89 degrees 46 minutes 53 seconds West along the South line of the Northeast Quarter of said Section 9, a distance of 2625.43 feet to the Southeast corner of the Northeast Quarter of said Section 9, said point also being the Southeast corner of the Northwest Quarter of said Section 9; thence North 89 degrees 16 minutes 54 seconds West along the South line of the Northwest Quarter of said Section 9, a distance of 1309.49 feet to the Southwest corner of the East one-half of the Northwest Quarter of said Section 9; thence North 00 degrees 23 minutes 37 seconds East along the West line of the East one-half of the Northwest Quarter of said Section 9, a distance of 1331.88 feet; thence South 89 degrees 31 minutes 20 seconds East, a distance of 3934.61 feet to the East line of the Northeast Quarter of said Section 9; thence South 00 degrees 22 minutes 52 seconds West along the East line of the Northeast Quarter of said Section 9, a distance of 1325.50 feet to the Point of Beginning. Said Tract of land contains 120.00 acres more or less.

DEDICATION: The undersigned proprietor of the tract of land described hereon has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be know as BURTON ESTATES.

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 reasonably 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.

ROAD EASEMENT: A 60 foot road easement between Lots 1 and 2 is hereby granted to Clay County, Missouri for the future construction of a public road to connect existing NE 132nd STREET to future development of the property north of BURTON ESTATES.

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: The undersigned proprietors have hereunto set their hand this 17th day of November, 2003.

132ND STREET PROPERTIES, L.L.C.

Brian Burton, Managing Member

STATE OF MISSOURI) S.S.
COUNTY OF CLAY)

On this 17th day of November, 2003, before me appeared Brian Burton to me personally known who being by me duly sworn, did say that he is Managing Member of 132nd Street Properties, L.L.C., a Missouri Limited Liability Company, and that said instrument was signed in behalf of said Limited Liability Company and said Brian Burton acknowledged said instrument to be the free act and deed of said Limited Liability Company.

IN WITNESS THEREOF, I have hereunto set my hand on affixed my notarial seal in my office in said county and state, the day and year last above written.

STANLEY FARRIS ELLIS
Notary Public - Notary Seal
STATE OF MISSOURI
My Commission Expires Aug. 21, 2006

Stanley Farris Ellis
NOTARY PUBLIC

MY COMMISSION EXPIRES: Clay County

This plat of BURTON ESTATES has been submitted to and approved by the Clay County Planning Commission this 21st day of September, 2003.

COUNSELOR CHAIRMAN DIRECTOR

These easements and right-of-ways are accepted by the Clay County Commission this 14th day of December, 2003.

ATTEST:

PRESIDING COMMISSIONER

COUNTY CLERK

WESTERN DISTRICT COMMISSIONER

EASTERN DISTRICT COMMISSIONER

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 _____ am/pm o'clock.

DEPUTY

RECORDER OF DEEDS

I hereby state that the plat of BURTON ESTATES 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 state 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: 11-12-03

STATE OF MISSOURI SAM R. AYLETT LS-2074 PROFESSIONAL LAND SURVEYOR

SAM R. AYLETT, LS-2074

Note:
1. The said 60' Road Easement is to be used as a shared driveway for Lots 1 and 2 until such time a public road is constructed and accepted by the Clay County Highway Department.
2. Please be advised that an agreement has been recorded with this plat regarding the developer's responsibility to financially assist with improvements to existing County roadways. Interested parties are further advised to contact the developer or the Clay County Planning and Zoning Department for further information.

FINAL PLAT
BURTON ESTATES
CLAY COUNTY, MISSOURI

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Land Surveying ~ Civil Engineering ~ Land Planning

Prepared For:
BRIAN BURTON
607 HARBORVIEW DRIVE
SMITHVILLE, MO 64089

Drawn By: CAH	File Name: 41490FPA	SEC: 9-52-32	Date: November 13, 2003	Job No: 41490