Clay County, Missouri
Land Survey Document

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STATE OF MO.
CLAY COUNTY
I CERTIFY THIS RECD

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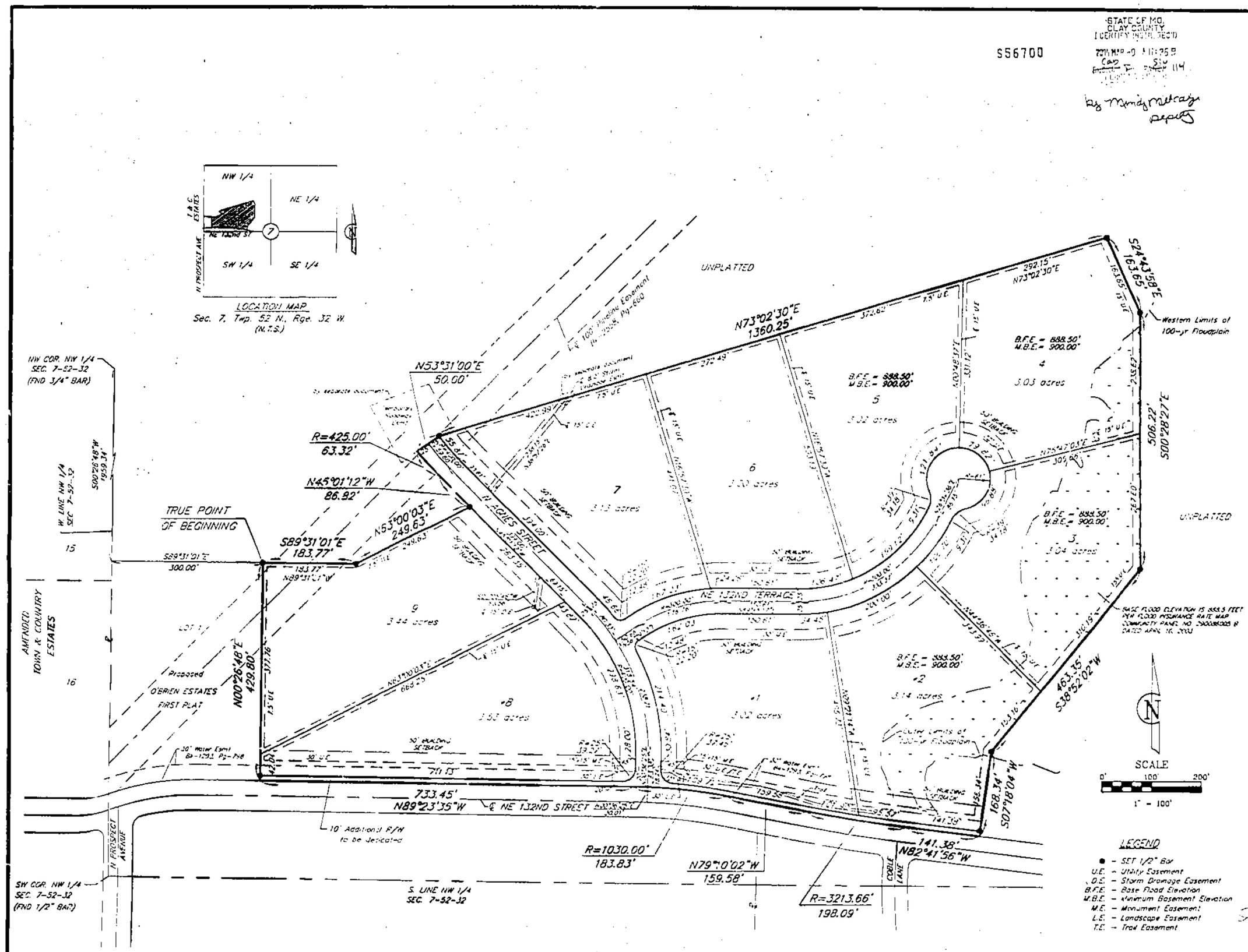
By Mindy Mitchell
Deputy

S56700

BROOKVIEW ESTATES—FIRST PLAT

A SUBDIVISION IN CLAY COUNTY, MISSOURI

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



LEGEND

- ● – SET 1/2" Bar
- U.E. – Utility Easement
- D.E. – Storm Drainage Easement
- B.F.E. – Base Flood Elevation
- M.B.E. – Minimum Basement Elevation
- M.E. – Monument Easement
- L.E. – Landscape Easement
- T.E. – Trail Easement

Contact: Williams Energy Services, Real Estates Representative, 13424 W. 98th Street, Shawnee Mission, Kansas 66215-1352. Landowner will not erect, construct, plant or create any buildings, improvements, roads, structures, trees, shrubs, fences or obstructions of any kind either on, above, or below the surface of the ground on the pipeline easement, or change the grade or elevation thereof, or cause or permit these things to be done by others, without prior written permission of Williams Pipeline (WPL).

LEGAL DESCRIPTION:

A subdivision of land in the Northwest Quarter of Section 7, Township 52, Range 32, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence South 0°26'48" West along the West line of said Northwest Quarter, 1959.34 feet; thence South 89°31'01" East, 300.00 feet to the True Point of Beginning of the tract to be herein described; thence South 89°31'01" East, 183.77 feet; thence North 63°00'03" East, 249.63 feet; thence North 45°01'12" West, 86.92 feet; thence Northwesterly on a curve to the right, tangent to the last described course, having a radius of 425.00 feet, an arc distance of 63.32 feet; thence North 53°31'00" East, 50.00 feet; thence North 73°02'30" East, 1360.25 feet; thence South 24°43'58" East, 163.65 feet; thence South 0°28'27" East, 506.22 feet; thence South 38°52'02" West, 463.35 feet; thence South 07°18'04" West, 168.34 feet to a point on the Northerly right-of-way line of Northeast 132nd Street, as now established; thence North 82°41'56" West, along said Northerly right-of-way line, 141.38 feet; thence Westerly along said Northerly right-of-way line, on a curve to the right, tangent to the last described course, a radius of 1030.00 feet, an arc distance of 183.83 feet; thence North 79°10'02" West along said Northerly right-of-way line, 159.58 feet; thence Westerly along said Northerly right-of-way line, on a curve to the left, tangent to the last described course, having a radius of 3213.66 feet, an arc distance of 198.09 feet; thence North 89°23'35" West along said Northerly right-of-way line, 733.45 feet; thence North 0°26'48" East, 429.80 feet to the True Point of Beginning. Containing 30.72 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:

BROOKVIEW ESTATES – 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 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 structure (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: 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.

FLOODPLAIN: Subdivision is in a Flood Hazard Zones "AE" and "X" per FIRM C.P.#290086 0055 B, Effective Date April 16, 2003. Flood Elevation 888.50 feet.
Area within the Flood Zone is approximate and is subject to any inaccuracies that a subsequent topographic survey may disclose. Given the approximate location of flood plain boundary within this subdivision, future single-family dwellings proposed near that boundary may require elevation certificates prior to obtaining building permits.

NOTE: No vehicular access shall be allowed from Lots 1, 2 and 8 onto NE 132nd Street.

NOTE: Width of pipeline easement has been established per pipeline locations and the Right-of-Way Restrictions established in the Williams Pipeline Company Encroachment Guidelines.

Zoning Designation is R-1A approved by County Commission, September 30, 2002, Resolution #2002-414.

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 BROOKVIEW ESTATES – FIRST PLAT.

IN WITNESS WHEREOF: RPLTD, L.L.C., a Missouri Limited Liability Company, licensed to do business in the State of Missouri, has caused these presents to be executed this 21 day of January, 20 04.

RPLTD, L.L.C.

Shane M. Danner — Manager

STATE OF MISSOURI)
COUNTY OF CLAY) SS:

Be it remembered that on this 21 day of January, 20 04, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Shane M. Danner, to me personally known, who being by me duly sworn, did say that he is Manager, of RPLTD, L.L.C., a Missouri limited liability company and that said instrument was signed in behalf of said company and that said Shane M. Danner, acknowledged said instrument to be the free act and deed of said company.

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

My Commission Expires:

Notary Public

APPROVALS AND ACCEPTANCES

This plat of BROOKVIEW ESTATES – FIRST PLAT has been submitted to and considered by the Clay County Planning and Zoning Commission and is hereby approved DATED this 1st day of July, 2003.

Chairman, Planning and Zoning Commission

Director, Planning and Zoning Commission

Presiding Commissioner

Eastern Commissioner

County Counselor

Western Commissioner

These easements and rights-of-way accepted by the County Governing body of Clay County, Missouri, this 21st day of July, 2003.

County Clerk

Entered on transfer record this _____ day of _____ 20___

County Recorder

This plat and survey of BROOKVIEW ESTATES – FIRST PLAT were executed by John F. Lutjen & Associates, Inc., 6050 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY that the plat of BROOKVIEW ESTATES – 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 Missouri Minimum Standards for Property Boundary Surveys as 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.

1-20-04
Date

Signed: M. Joanne Schowe, P.L.S. #1989

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
6050 N. St. Clair Ave
Kansas City, Missouri 64151
Phone: 816-587-4320
Fax: 816-587-1293

DATE: 1-20-04	Job No.-02177	File Name-BE1-pr