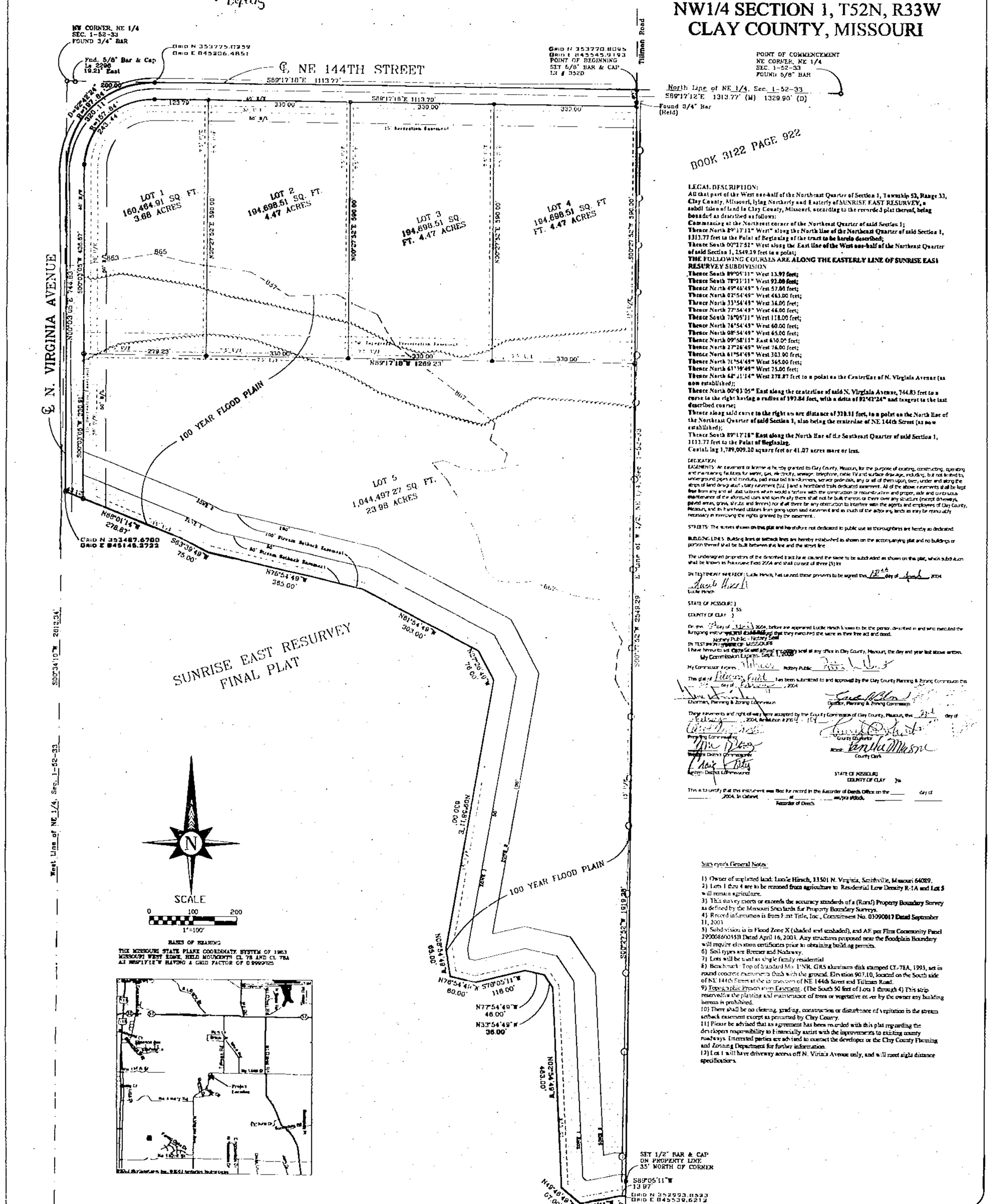
Clay County, Missouri
Land Survey Document

S64386

POLOCROSSE FIELD
FINAL PLAT
NW1/4 SECTION 1, T52N, R33W
CLAY COUNTY, MISSOURI

BOOK 3122 PAGE 922



LEGAL DESCRIPTION:
All that part of the West one-half of the Northeast Quarter of Section 1, Township 52, Range 33, Clay County, Missouri, lying Northerly and Easterly of SUNRISE EAST RESURVEY, a subdivision of land in Clay County, Missouri, according to the recorded plat thereof, being bounded as described as follows:
Commencing at the Northeast corner of the Northeast Quarter of said Section 1;
Thence North 89°17'12" West along the North line of the Northeast Quarter of said Section 1, 1313.77 feet to the Point of Beginning of the tract to be herein described;
Thence South 00°27'52" West along the East line of the West one-half of the Northeast Quarter of said Section 1, 2549.29 feet to a point;
THE FOLLOWING COURSES ARE ALONG THE EASTERLY LINE OF SUNRISE EAST RESURVEY SUBDIVISION
Thence South 89°05'11" West 13.97 feet;
Thence South 78°21'11" West 92.00 feet;
Thence North 49°46'49" West 57.00 feet;
Thence North 83°54'49" West 463.00 feet;
Thence North 33°54'49" West 36.00 feet;
Thence North 77°54'49" West 46.00 feet;
Thence South 76°05'11" West 118.00 feet;
Thence North 76°54'49" West 60.00 feet;
Thence North 08°54'49" West 65.00 feet;
Thence North 09°58'11" East 630.00 feet;
Thence North 27°26'49" West 76.00 feet;
Thence North 61°54'49" West 303.00 feet;
Thence North 76°54'49" West 365.00 feet;
Thence North 61°39'49" West 75.00 feet;
Thence North 68°11'14" West 278.87 feet to a point on the Centerline of N. Virginia Avenue (as now established);
Thence North 00°03'05" East along the centerline of said N. Virginia Avenue, 744.83 feet to a curve to the right having a radius of 197.84 feet, with a delta of 92°42'24" and tangent to the last described course;
Thence along said curve to the right an arc distance of 320.11 feet, to a point on the North line of the Northeast Quarter of said Section 1, also being the centerline of NE 144th Street (as now established);
Thence South 89°17'18" East along the North line of the Southeast Quarter of said Section 1, 1113.77 feet to the Point of Beginning.
Containing 1,789,009.20 square feet or 41.07 acres more or less.

DEDICATION
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.)" and a Northland trails dedicated easement. 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 agents and employees of Clay County, Missouri, and its franchised utilities from going upon said easement and so 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 Polocrosse Field 2004 and shall consist of three (3) lots.

IN TESTIMONY WHEREOF: Lucile Hirsch, has caused these presents to be signed this 12th day of April 2004
Lucile Hirsch

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

On this 12th day of April 2004, before me appeared Lucile Hirsch known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.
Notary Public - Notary Seal
STATE OF MISSOURI
IN TESTIMONY WHEREOF: I have hereunto set my official seal at my office in Clay County, Missouri, the day and year last above written.
My Commission Expires: Sept. 1, 2006
My Commission Expires: Notary Public:

This plat of Polocrosse Field has been submitted to and approved by the Clay County Planning & Zoning Commission this 12th day of April, 2004
Chairman, Planning & Zoning Commission
Director, Planning & Zoning Commission

These easements and right-of-way were accepted by the County Commission of Clay County, Missouri, this 22nd day of April, 2004, Resolution # 2004-154
Presiding Commissioner
County Clerk
Western District Commissioner
Eastern District Commissioner

STATE OF MISSOURI
COUNTY OF CLAY)ss
This is to certify that this instrument was filed for record in the Recorder of Deeds Office on the _____ day of _____, 2004, In Cabinet _____ at _____ o'clock.
Recorder of Deeds

Surveyor's General Notes:

1) Owner of unplatted land: Lucile Hirsch, 13501 N. Virginia, Smithville, Missouri 64089.
2) Lots 1 thru 4 are to be rezoned from agriculture to Residential Low Density R-1A and Lot 5 will remain agriculture.
3) This survey meets or exceeds the accuracy standards of a (Rural) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
4) Record information is from First Title, Inc., Commitment No. 03090017 Dated September 11, 2003.
5) Subdivision is in Flood Zone X (shaded and unshaded), and AE per Firm Community Panel 29000860055B Dated April 16, 2003. Any structures proposed near the floodplain boundary will require elevation certificates prior to obtaining building permits.
6) Soil types are Bremer and Nodaway.
7) Lots will be used as single family residential
8) Benchmark: Top of Standard Mo. DNR, GRS aluminum disk stamped CL-78A, 1993, set in round concrete monument flush with the ground. Elevation 907.10, located on the South side of NE 144th Street at the intersection of NE 144th Street and Tillman Road.
9) Topographic Preservation Easement: (The South 50 feet of Lots 1 through 4) This strip reserved for the planting and maintenance of trees or vegetative cover by the owner any building thereon is prohibited.
10) There shall be no clearing, grading, construction or disturbance of vegetation in the stream setback easement except as permitted by Clay County.
11) Please be advised that an agreement has been recorded with this plat regarding the developers responsibility to financially assist with the improvements to existing county roadways. Interested parties are advised to contact the developer or the Clay County Planning and Zoning Department for further information.
12) Lot 1 will have driveway access off N. Virginia Avenue only, and will meet sight distance specifications.

LEGEND:
▲ = SET 5/8" BAR & CAP LS # 3520
● = SET 1/2" BAR & CAP LS 3520
○ = FOUND BAR AS NOTED
M = MEASURED
P = PLAT
U.E. = UTILITY EASEMENTS AS LABELED
B.L. = BUILDING SETBACK LINE AS LABELED
[ ] = 100' YEAR FLOOD PLAIN

Calc. F
5/4/04 DK

REVISED PER COUNTY COMMENTS 2-05-04 DLS

THIS SURVEY IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN GREEN INK OF THE CERTIFYING SURVEYOR

I HEREBY CERTIFY: That the Final plat of POLOCROSSE FIELD, a 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. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying, and all the platting of subdivisions as established by the Missouri and Land Surveyors Board of Architects, Professional Engineers to the best of my professional knowledge and belief.

THIS SURVEY PREPARED FOR:
CARL COLE
504 NE 80th STREET
KANSAS CITY, MO 64118

FINAL PLAT
POLOCROSSE FIELD

NW1/4 SEC. 1, T52N, R33W
CLAY COUNTY, MISSOURI

LOGAN & ASSOCIATES, INC.
Professional Engineers
&
Professional Land Surveyors
300 N. Church Road, Suite 100
Liberty, Missouri 64068
(816) 781-7826
Fax (816) 781-7633

Job No: 03-2709
Filename: 03-2709.dwg
Scale: 1"=100'
Drawn By: DLS Date: 11-28-03
Check By: DTS Date: 12-1-03
Sheet No. 1 OF 1

http://www.ClayCoGov.com