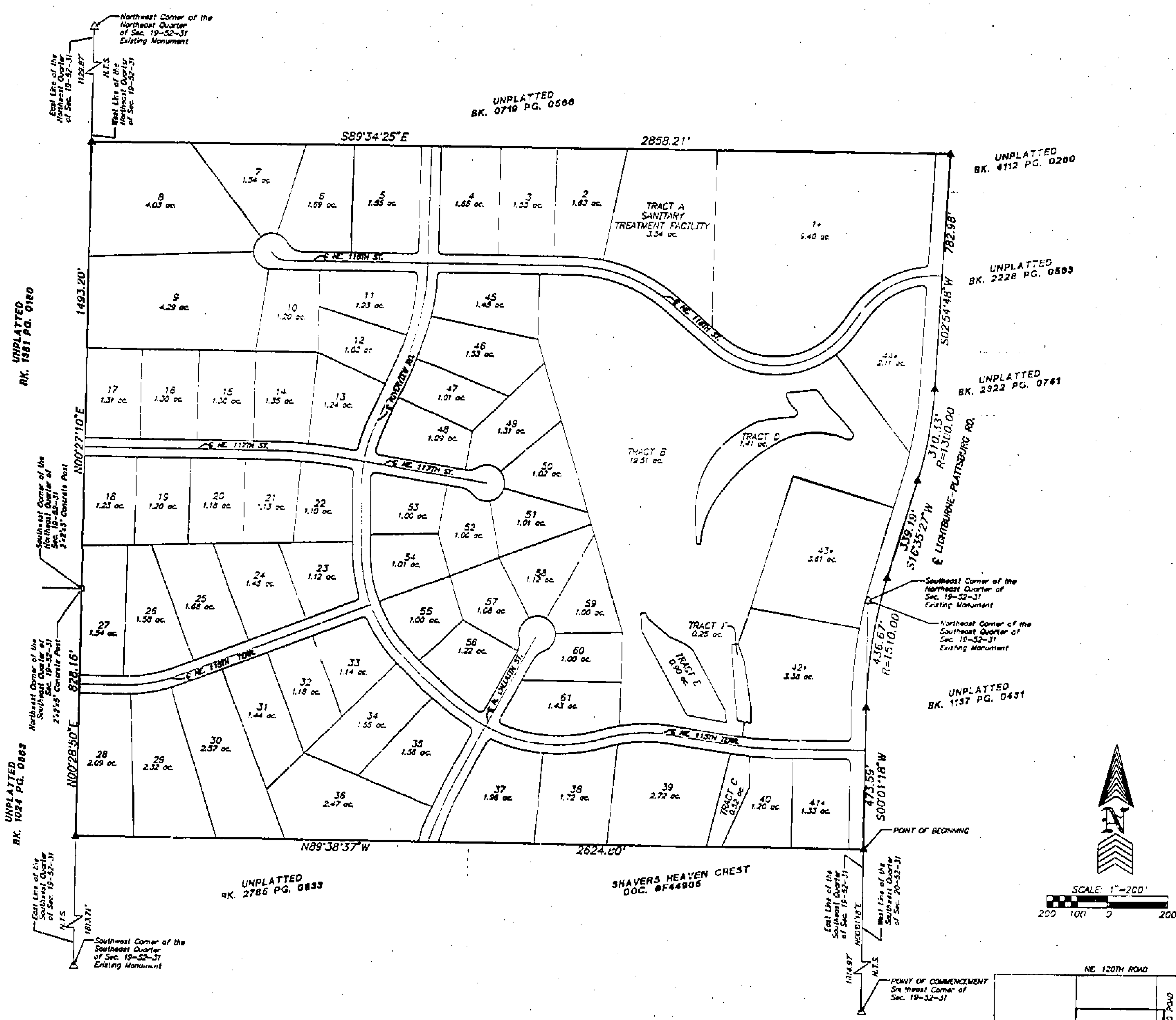
Clay County, Missouri
Land Survey Document

S62849

STATE OF MO. CLAY COUNTY I CERTIFY INSTRUMENT RECEIVED 2004 APR -6 AM 10:19 BOOK F PAGE 56 ... 119 ROBERT T. SEVIER RECORDER OF DEEDS by Mindy Mckay Deputy

SHEET 1 OF 4

PRIVATE GARDENS
FINAL PLAT
A Major Subdivision in Clay County, Missouri



LEGAL DESCRIPTION:
All that part of the East One-Half of Section 19, and all that part of the Northwest Quarter of Section 20, both in Township 52, Range 31, Clay County, Missouri, described as follows: Commencing at the Southeast Corner of said Section 19; thence North 0 degrees 01 minutes 18 seconds East along the East Line of said Section 19, also being the East Line of SHAVERS HEAVEN CREST, a subdivision of land in Clay County, Missouri, a distance of 1814.97 feet to the Point of Beginning of the tract of land herein to be described; thence North 89 degrees 38 minutes 37 seconds West along the North Line of said SHAVERS HEAVEN CREST and its Westerly prolongation thereof, a distance of 2624.00 feet to the West Line of the Southeast Quarter of said Section 19; thence North 0 degrees 28 minutes 50 seconds East along said West Line, a distance of 828.16 feet to the Northwest Corner of the Southeast Quarter of said Section 19, also being the Southwest Corner of the Northeast Quarter of said Section 19; thence North 0 degrees 27 minutes 10 seconds East along the West Line of the Northeast Quarter of said Section 19, a distance of 1493.20 feet; thence South 89 degrees 34 minutes 25 seconds East, a distance of 2858.21 feet to a point on the centerline of Lightburne-Plattsburg Road, (the following 5 courses are along said road centerline); thence South 2 degrees 54 minutes 48 seconds East, a distance 782.98 feet; thence Southwesterly along a curve to the right, being tangent to the last described course, and having a radius of 1300.00 feet, an arc distance of 310.33 feet; thence South 16 degrees 35 minutes 27 seconds West, a distance of 339.19 feet; thence Southerly along a curve to the left being tangent to the last described course, and having a radius of 1510.00 feet, an arc distance of 436.67 feet; thence South 0 degrees 01 minutes 18 seconds West, a distance of 473.59 feet to the Point of Beginning. Said tract of land contains 143.84 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 "PRIVATE GARDENS".

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.

TURN LANES: Turn lanes on Plattsburg Road entering the subdivision shall be as shown on approved road construction plans.

LANDSCAPE EASEMENT: This strip is reserved for the planting of trees or shrubs by the owner or developer; the building of structures hereon is prohibited.

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.

WETLAND MITIGATION: Tracts D, E, and F are to be maintained by the homeowners' association and are reserved for aquatic habitat/wetland protection and wildlife purposes, exclusively.

IN TESTIMONY WHEREOF: NORTH LIBERTY DEVELOPMENT, LLC., a Missouri Limited Liability Corporation, has by the authority of its Board of Directors caused this instrument to executed by its Member this 24th day of March, 2004.

NORTH LIBERTY DEVELOPMENT, LLC.
Joe Duffey – Member

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

On this 24th day of March, 2004, before me appeared Joe Duffey to me personally known who being by me duly sworn did say that he is Manager of NORTH LIBERTY DEVELOPMENT, LLC. and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said Joe Duffey 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: 1/3/05 ______ NOTARY PUBLIC

This plat of PRIVATE GARDENS has been submitted to and approved by the Clay County Planning Commission this 23rd day of April, 2003

COUNSELOR ______ CHAIRMAN ______ DIRECTOR ______

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this 6th day of May, 2003

County Clerk ______ Presiding Commissioner ______ Western District Commissioner ______ Eastern District Commissioner ______

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

This is to certify that this instrument was filed for record in the Recorder Of Deeds Office of Clay County, Missouri on the ___ day of ______ 2004, In Cabinet ______, Sleeve ______ at ______ PM/AM O'Clock.

______ DEPUTY ______ RECORDER OF DEEDS

I hereby state that the plat of PRIVATE GARDENS 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.

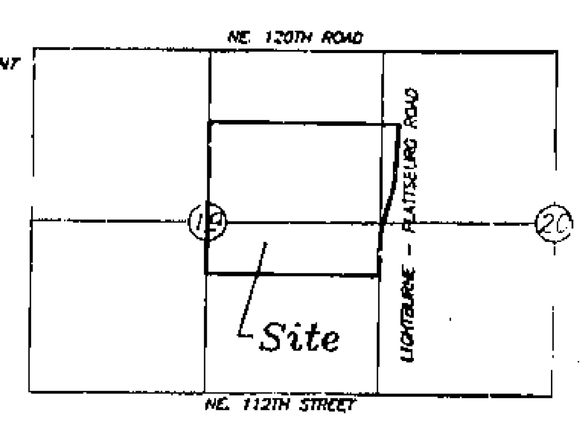
DATE: 3-29-04 SAM A. AYLETT LS-2074

NOTES:

1. This plat meets the accuracy requirements for a Suburban Class of Property.
2. • NO VEHICULAR ACCESS from Lots 1, 41, 42 and 44 onto Plattsburg Road. Lot 43 shall be allowed to use its existing access, but no new access will be allowed.
3. Tracts A, B, C, D, E and F are UNBUILDABLE.
4. NO BUILDINGS constructed or trees planted inside the 100' NW. Electric easement on Lot 1. Any altering of elevations of the land in the easement area requires notification of NW. Electric, so that the ground elevation may be checked. Equipment with diesel exhaust should be cautious operating under the lines due to flashover of exhaust carbon.
5. Zoning of R-1B approved by the County Commission on July 30, 2002. Res. # 2002-323.
6. Any structure covering waste water producing facilities shall be connected to the sewage collection and disposal system. No individual onsite disposal systems, including existing systems, shall be permitted within the subdivision.
7. County maps show 60' of existing right-of-way. No dedicated right-of-way was found.

LEGEND:
B/L = Building Line
U/E = Utility Easement
N.T.S. = Not to Scale
ac. = Acres
€ = Centerline
Sec. = Section
R = Radius

△ 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



SEC. 19 & 20-52-31
Location Map

FINAL PLAT
PRIVATE GARDENS
Clay County, Missouri

Aylett, Flowers Survey & Engineering Company
201 NW 72ND Street–Gladstone, Missouri 64118
Land Surveying ~ Civil Engineering ~ Land Planning

Prepared For:
NORTH LIBERTY DEVELOPMENT, L.L.C.
100 Clayview
Liberty, Missouri 64068

Drawn By: KLM&NRM	File Name: 34351FPA	SEC: 19 & 20-52-31	Date: March 23, 2004	Job No: 34351

http://www.ClayCoGov.com