Clay County, Missouri
Land Survey Document

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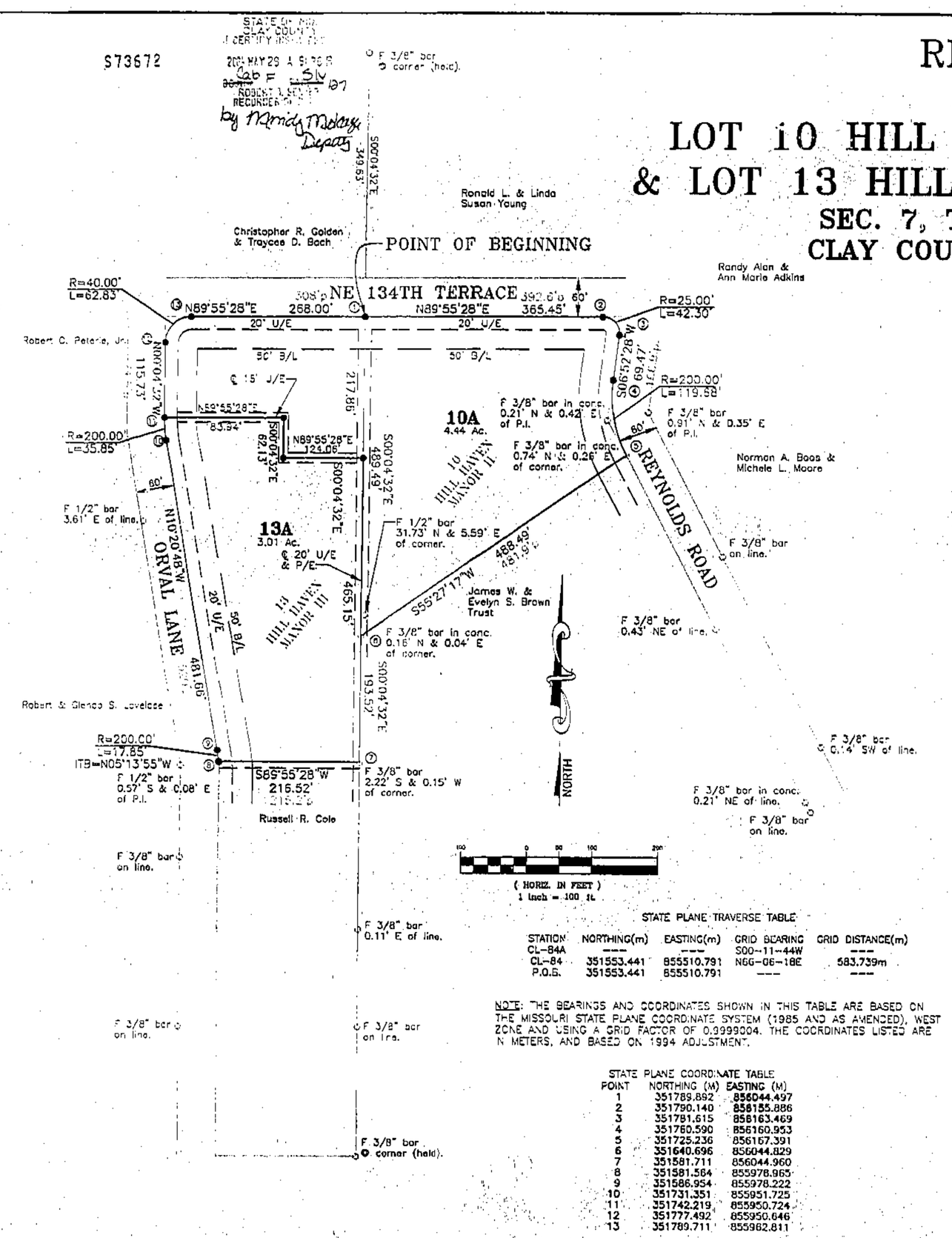
$73672

STATE OF MO
CLAY COUNTY
I CERTIFY THIS FILED
2004 MAY 29 A 9:10 AM
BOOK F PAGE 51
NANCY LAURIE
RECORDER
by Mandy Molaski
Deputy

REPLAT
OF
LOT 10 HILL HAVEN MANOR II
& LOT 13 HILL HAVEN MANOR III
SEC. 7, T-52N, R-31W
CLAY COUNTY, MISSOURI



STATE PLANE TRAVERSE TABLE

STATION	NORTHING(m)	EASTING(m)	GRID BEARING	GRID DISTANCE(m)
CL-B4A	---	---	S00-11-44W	---
CL-B4	351553.441	855510.791	N66-06-18E	583.739m
P.O.B.	351553.441	855510.791	---	---

NOTE: THE BEARINGS AND COORDINATES SHOWN IN THIS TABLE ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM (1985 AND AS AMENDED), WEST ZONE AND USING A GRID FACTOR OF 0.9999004. THE COORDINATES LISTED ARE IN METERS, AND BASED ON 1994 ADJUSTMENT.

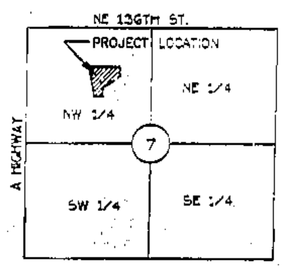
STATE PLANE COORDINATE TABLE

POINT	NORTHING (M)	EASTING (M)
1	351789.882	856044.497
2	351790.140	856155.886
3	351791.615	856163.469
4	351760.590	856160.953
5	351725.236	856167.391
6	351640.696	856044.829
7	351581.711	856044.960
8	351581.584	855978.965
9	351586.954	855978.222
10	351731.351	855951.725
11	351742.219	855950.724
12	351777.492	855950.646
13	351789.711	855962.611

DEDICATION: The undersigned proprietor of the property described hereon has caused the same to be subdivided in the manner shown on this plat, which subdivision and plat shall hereafter be known as REPLAT OF LOT 10 HILL HAVEN MANOR II & LOT 13 HILL HAVEN MANOR III. It shall be a sufficient description of the lots shown on this plat to designate the same by the number which appears near the center of said Lots, followed by the words REPLAT OF LOT 10 HILL HAVEN MANOR II & LOT 13 HILL HAVEN MANOR III.

EASEMENTS: An easement or license is hereby granted to the Clay County, Missouri, to locate, construct, and maintain or to authorize the location, construction, maintenance and use of conduits for all and any purpose: water, gas, sanitary and storm sewers, poles, wires and anchors or all or any of them, over, under, and along the strips of land outlined on this plat and designated by the words "Utility Easement" or "U.E." or "Drainage Easement" or "D.E.".

STREETS: The streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.



LOCATION MAP
No Scale

NOTES:

1. THE DESCRIPTION SHOWN HEREON WAS DEVELOPED FROM INFORMATION OF RECORDED PLATS, AND LOCATION OF EXISTING CORNER MONUMENTATION.

2. THOMPSON TITLE CORPORATION OWNERSHIP AND ENCUMBRANCE CERTIFICATE FILE NO. L21241-O WAS RECEIVED AND USED FOR THE BASIS OF RECORDED EASEMENTS SHOWN ON THIS REPLAT.

3. DUE TO LINEAR DISCREPANCIES ON THE RECORDED PLATS AND DISTANCES SHOWN BETWEEN P.I.'S OF CURVES, EXCLUDING CURVE DISTANCES, THE DESCRIPTION SHOWN HEREON IS BASED ON FIELD MEASURED DISTANCES AND DISTANCES BETWEEN CURVES WITH CURVE DISTANCES.

4. LOTS 10 AND 13 ARE ENCUMBERED BY A 20' WATER LINE EASEMENT CENTERED ON THE WATER LINE AS INSTALLED PER BOOK 897, AT PAGE 17.

5. LOT 10 IS ENCUMBERED BY A 20 FOOT ELECTRIC LINE EASEMENT CENTERED ON THE INITIAL ELECTRIC WIRE, WIRES OR UNDERGROUND CABLE OR CABLES PER BOOK 1760, AT PAGE 109.

6. ROTATE BEARINGS SHOWN ON REPLAT CCW 00-03-08 FOR GRID BEARINGS.

7. ALL CORNERS WERE SET OR REFERENCED.

8. CURRENT ZONING CLASSIFICATION: R-1A.

9. THIS SURVEY WAS CONDUCTED ON MARCH 19, 2004.

10. THIS SURVEY WAS PERFORMED FOR:
DEBRA L. SNOKE
12015 NE 134TH TERRACE
KEARNEY, MISSOURI 64060

LEGEND

F	FOUND
O	FOUND EXISTING MONUMENT
●	SET 1/2 BAR WITH PLASTIC CAP MARKED AGC 2002000799.
B/L	BUILDING LINE
P/E	PEDESTRIAN WALKWAY
U/E	UTILITY EASEMENT

Calc. F
Gilley Dir.

DESCRIPTION:

Lot 10 "HILL HAVEN MANOR II" and Lot 13 of "HILL HAVEN MANOR III" according to the recorded plats thereof in Section 7, Township 52N, Range 31W in Clay County, Missouri, more particularly described as follows:
BEGINNING at the Northwest corner of Lot 10; thence North 89 degrees, 55 minutes, 28 seconds East, along the North line of Lot 10, 365.45 feet, to a curve to the right; thence along curve, tangent to last course, having a radius of 25.00 feet, and an arc length of 42.30 feet, to a point of tangency and the East line of Lot 10; thence South 08 degrees, 52 minutes, 28 seconds West, along the East line, 69.47 feet, to a curve to the left; thence along curve, continuing along the East line, tangent to last course, having a radius of 200.00 feet, and an arc length of 119.68 feet, to the Southeast corner of Lot 10; thence South 55 degrees, 27 minutes, 17 seconds West, along the South line of Lot 10, 488.49 feet, to the Southwest corner of Lot 10 and the East line of Lot 13; thence South 00 degrees, 04 minutes, 32 seconds East, along the East line of Lot 13, 193.52 feet, to the Southeast corner of Lot 13; thence South 89 degrees, 55 minutes, 28 seconds West, along the South line of Lot 13, 216.52 feet, to a non-tangent curve to the left, and the Southwest corner of Lot 13; thence Northerly along a curve to the left, along the West line of Lot 13, having an initial Tangent Bearing of North 05 degrees, 13 minutes, 55 seconds West, a radius of 200.00 feet, and an arc length of 17.85 feet, to a point of tangency; thence North 10 degrees, 20 minutes, 48 seconds West, continuing along the West line, 481.66 feet, to a curve to the right; thence along curve, tangent to last course, continuing along the West line, having a radius of 200.00 feet, and an arc length of 35.85 feet, to a point of tangency; thence North 00 degrees, 04 minutes, 32 seconds West, continuing along the West line, 115.73 feet, to a curve to the right; thence along curve, tangent to last course, having a radius of 40.00 feet, and an arc length of 62.83 feet, to a point of tangency and the North line of Lot 13; thence North 89 degrees, 55 minutes, 28 seconds East, along the North line of Lot 13, 268.00 feet, to the POINT OF BEGINNING, containing 7.45 acres, more or less.

THIS REPLAT OF LOT 10, HILL HAVEN MANOR II AND LOT 13, HILL HAVEN MANOR III HAS BEEN SUBMITTED TO BE CONSIDERED BY THE CLAY COUNTY COMMISSION AND IS HEREBY APPROVED AND THE EASEMENTS AND RIGHTS-OF-WAY SHOWN THEREON HAVE BEEN ACCEPTED. DATED THIS 24th DAY May OF 2004. RESOLUTION #200 4 - 263

CHAIRMAN PLANNING & ZONING COMMISSION — DIRECTOR, PLANNING AND ZONING

PRESIDING COMMISSIONER — EASTERN COMMISSIONER

WESTERN COMMISSIONER — COUNTY COUNSELOR

COUNTY CLERK

STATE OF Missouri) S.S.
COUNTY OF Clay)
BE IT REMEMBERED THIS 20th DAY OF May 2004 BEFORE ME, APPEARED DEBRA L. SNOKE, TO ME PERSONALLY KNOWN, WHO BEING BY ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME DEBRA L. SNOKE TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORECOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC: Missy A. Robertson

MISSY A. ROBERTSON
Clay County
My Commission Expires
April 26, 2008

MY COMMISSION EXPIRES: April 26 2008

IN TESTIMONY WHEREOF: THE UNDERSIGNED HAS HEREUNTO SET THEIR HAND THIS 20th DAY OF May 20 04.

BY: Debra L. Snoke
DEBRA L. SNOKE

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY 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 AN URBAN PROPERTY BOUNDARY SURVEY AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF LAND SURVEYING PERTAINING TO BOUNDARY SURVEYS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AT THIS TIME.

STATE OF MISSOURI
LS-2569
RONALD E. SCHROER
REGISTERED LAND SURVEYOR

RONALD E. SCHROER, MO LS NO. 2569

SIGNATURE AND STAMP IN BLUE INK INDICATES AN ORIGINAL SIGNED COPY BY THIS SURVEYOR. ANY OTHER COLOR IS NOT AN ORIGINAL COPY.

BY	REVISION	DATE:
RES	REVISED PER COUNTY COMMENTS	4/29/04
RES	REVISED PER COUNTY COMMENTS	4/23/04
RES	AS SUBMITTED TO CLIENT AND COUNTY	4/5/04

P.O. BOX 754
2120 W. COLLEGE
SUITE G
LIBERTY, MO. 64069
816-781-4200
FAX 792-9666

Akin, Gordon & Cowger
Engineers & Land Surveyors

DRAWING NO.
1 OF 1