Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

Final Plat
Park Estates, Phase 1,
Clay County, Missouri
Sec. 15, Twp. 53 N., Rge. 31 W.

Developer:
Touchmark Development, LLC.
211 Platte Clay Way,
Kearney, MO 64060
Phone: (816) 903-1454
Fax: (816) 903-1499

ZONING: LOTS 1-21; R-1B
TRACT A; A2

POINT OF COMMENCEMENT
FD. 1/2" IRON BAR W/ CAP
L.S. 1433
NW COR. SW 1/4
SEC. 15, T53N, R31W
DOC. NO. 600-42549

S78372

STATE OF MISSOURI
CLAY COUNTY
I CERTIFY THIS INSTRUMENT
2003 JUN 22 4 51 PM 03
Recorder

S88°53'11"E 2629.40'
1842.77'

N. LINE OF THE SW 1/4 OF SECTION 15-53-31

FOUND 3/8" IRON BAR 0.03' N. & 0.50'E. OF P.C., W. R/W LINE BARR AVE.

FOUND 1/2" IRON BAR CENTER OF SECTION 15 T53N, R31W DOC. NO. 600-42567

FOUND 1/2" IRON BAR 0.14' S. & 6.52' E. OF CENTER OF SECTION 15 T53N, R31W

FOUND 1/2" IRON BAR 1.81' N. & 0.45'W. OF CORNER

N01°10'00"E 846.42'

50.00'

L.N.A.

FOUND 1/2" IRON BAR 0.03' S. & 0.20'E. OF CORNER

60.00'

N

60 30 0 60 120
Scale In Feet
1"= 60'

Legal Description

All that part of the Southwest Quarter of Section 15, Township 53 North, Range 31 West, Clay County, Missouri, described as follows: COMMENCING at the Northwest Corner of the Southwest Quarter of said Section 15; Thence S88°53'11"E along the North line of the Southwest Quarter of said section 15, a distance of 1842.77 feet to the West line of Barr Avenue, as now established; Thence S00°01'17"E along the West line of Barr Avenue, a distance of 846.42 feet to the POINT OF BEGINNING; Thence S00°01'17"E along the West line of Barr Avenue, a distance of 335.23 feet to the North right-of-way line of North 170th Street as now established; Thence N88°54'25"W along the North line of North 170th Street, a distance of 478.82 feet; Thence N01°05'35"E, a distance of 187.35 feet; Thence N88°54'25"W, a distance of 247.00 feet; Thence S01°05'35"W, a distance of 187.35 feet to the North right-of-way line of North 170th Street; Thence N88°54'25"W along the North right-of-way line of North 170th Street, a distance of 257.14 feet to the centerline of Sixteenth Branch Creek; Thence N10°54'10"E along the centerline of the Sixteenth Branch Creek, a distance of 71.86 feet; Thence N68°25'44"W along the centerline of Sixteenth Branch Creek, a distance 78.19 feet; Thence S62°23'47"W along the centerline of the Sixteenth Branch Creek, a distance of 52.70 feet; Thence N38°22'12"E, a distance of 174.73 feet; Thence S69°06'19"E, a distance of 68.98 feet; Thence N49°26'58"E, a distance of 72.62 feet; Thence N86°15'43"E, a distance of 95.02 feet; Thence N20°14'22"E, a distance of 36.60 feet; Thence N85°24'19"E, a distance of 70.12 feet; Thence N37°07'07"E, a distance of 87.12 feet; Thence N63°53'12"E, a distance of 124.05; Thence S68°45'52"E, a distance of 35.21 feet; Thence N56°06'11"E, a distance of 25.48 feet; Thence N64°16'21"E, a distance of 79.75 feet; Thence N78°33'10"E, a distance of 44.80 feet; Thence N42°52'28"E, a distance of 41.27 feet; Thence N58°14'32"E, a distance of 65.23 feet; Thence S60°19'48"E, a distance of 302.60 feet to the POINT OF BEGINNING. Sale tract of land contains 7.50 acres, more or less.

NOTES

1. SIDEWALKS TO BE CONSTRUCTED ON BOTH SIDES OF STREET IN ACCORDANCE WITH CLAY COUNTY CODE REQUIREMENTS AS PART OF THE HOUSE CONSTRUCTION PROCESS.
2. LOTS 15 AND 21 SHALL NOT HAVE DIRECT VEHICULAR ACCESS ONTO BARR AVENUE. LOTS 15 AND 16 SHALL NOT HAVE DIRECT VEHICULAR ACCESS ONTO 170TH STREET.
3. FEMA ZONE A, COMMUNITY-PANEL NO. 2900860040 C, REVISED ON APRIL 16, 2003, FLOOD ELEVATION = BASE ELEVATION. CONSTRUCTION WITHIN THE 100 YEAR FLOODPLAIN WILL REQUIRE A FLOODPLAIN MANAGEMENT PERMIT.

UNPLATTED
Imogene Triplett

PHASE 2

UNPLATTED
Gerald D. Barr

UNPLATTED
Joseph McGrath & Pat L. Spear

UNPLATTED
Sam J. and Emily A. Barr

TRACT A
SEWER TREATMENT FACILITY
UNBUILDABLE LOT
149,503 sq.ft.

P.W.S.D. NO. 3
of Clay County, Mo.

N. RIGHT OF WAY
N. 170TH STREET

N88°54'25"W 247.00'
187.35'
S01°05'35"W
N01°05'35"E
257.14'
200.09'
96.98'
181.75'
478.82' L.N.A.

LOT 15 25,791 sq.ft.
LOT 16 29,871 sq.ft.
LOT 17 22,685 sq.ft.
LOT 18 24,094 sq.ft.
LOT 19 20,785 sq.ft.
LOT 20 18,320 sq.ft.
LOT 21 20,778 sq.ft.
20'x20' SIGN EASEMENT

NE 170th TERRACE

C 170TH STREET (90' R/W)

BARR AVENUE (60' R/W)

BAR-B-ACRES

P.O.B.

FOUND 1/2" IRON BAR 0.09'W & 0.10' E. OF CORNER

FOUND 1/2" IRON BAR 0.08' E. OF CORNER

FOUND 1/2" IRON BAR 0.03' S. & 0.19'E. OF CORNER

FOUND 1/2" IRON BAR 0.07' S. & 0.21'E. OF CORNER

PONY ESTATES

MONUMENT LEGEND

- SET 5/8" REBAR AND ALUMINUM MONUMENT STAMPED "LC 331"
- SET 1/2" REBAR AND CAP STAMPED "LC 331"
- SURVEY MONUMENT FOUND

CURB NOTCHES ARE ON AN EXTENSION OF THE SIDE LOT LINES

MONUMENTATION WILL BE COMPLETED WITHIN 1 YEAR AFTER COMPLETION OF ALL STREETS AND UTILITIES

SITE

TOWNSHIP 53, RANGE 31

SITE
15
PARK ESTATES

OWNER'S CERTIFICATE:

IN TESTIMONY WHEREOF, the undersigned proprietors of the above described tract of land have caused this plat to be executed this day of March, 2003.

Touchmark Development, LLC

DEDICATION:

The undersigned proprietors of the above described tract have caused the same to be subdivided in the manner shown on the accompanying plat, which plat and subdivision shall hereafter be known as PARK ESTATES, PHASE 1.

STREETS:

Street right-of-way shown on this plat, not heretofore dedicated to public is hereby dedicated. Direct vehicular access is hereby denied over those areas denoted hereon by "Limits of No access" or "L.N.A."

EASEMENTS:

An easement or license is hereby granted to Clay County, Missouri, to locate, construct, and maintain or authorize location, construction, maintenance and use of conduits in all or any purpose, water, gas, sewer mains, poles and wires or all or any of them, over, under and along the strips of land marked "UTILITY EASEMENT" or "U.E.", "DRAINAGE EASEMENT" or "D.E."

EASEMENT LEGEND:
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
L.N.A. = LIMITS OF ACCESS

Touchmark Development, LLC

NOTARY ACKNOWLEDGEMENT

STATE OF MISSOURI
COUNTY OF CLAY

Be it remembered that on this 19th day of March, 2003, before me, a Notary Public in and for said County and State, came Mark Geisinger, to me personally known to be the President of TOUCHMARK DEVELOPMENT, LLC, a Missouri Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that Kevin Moynihan acknowledged said instrument to be the free act and deed of said corporation and that said corporation is the same corporation that executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Brooke M. Oldello 3/14/07
Notary Public (Signed) My Commission Expires
Clay County
Brooke M. Oldello
Notary Public (Printed)

This plat of PARK ESTATES, PHASE 1, has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved.

Dated this 2nd day of June, 2003

Chairman Planning Commission — Chairman Planning Commission
Presiding Commissioner — Eastern Commissioner
Western Commissioner — County Counselor

These easements and right-of-way accepted by the County Governing Body of Clay County, Missouri, this 2nd day of June, 2003

County Clerk

Entered on transfer records this ____ day of ____, 2003

County Recorder

CERTIFICATION:

HEREBY CERTIFY: that the within plat of PARK ESTATES, PHASE 1, 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 the bearings shown on this plat are referenced to Grid North of the Missouri State Plane Coordinate System, 1983 West Zone; that the section and sectional subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that the lot corners and streets centerlines have been marked with semi-permanent monumentation as indicated on this plat; that I have complied with all State and Clay County statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

06/05/03 DATE — JAMES DAVID WHITEHEAD, LS-2338, MISSOURI — JAMES DAVID WHITEHEAD, P.L.S. 2338

NO.	DATE	REVISION DESCRIPTION	BY
1.	11/11/03	ADDED CLAY COUNTY COMMENTS	JEH

PARK ESTATES, PHASE 1, - FINAL PLAT

PART OF SECTION 15,
TOWNSHIP 53 NORTH, RANGE 31 WEST,
CLAY COUNTY, MISSOURI

Whitehead Consultants, Inc.
Engineers, Surveyors
114 NORTH MAIN STREET, P.O. BOX 461
CLINTON, MISSOURI 64735
Phone: (660) 885-8311 Fax: (660) 885-8447

DATE	DRAWN BY	CHECKED BY	JOB NO.	SCALE	SHEET NO.
06/05/03	JEH	JDW	02-281	1"=60'	1/1