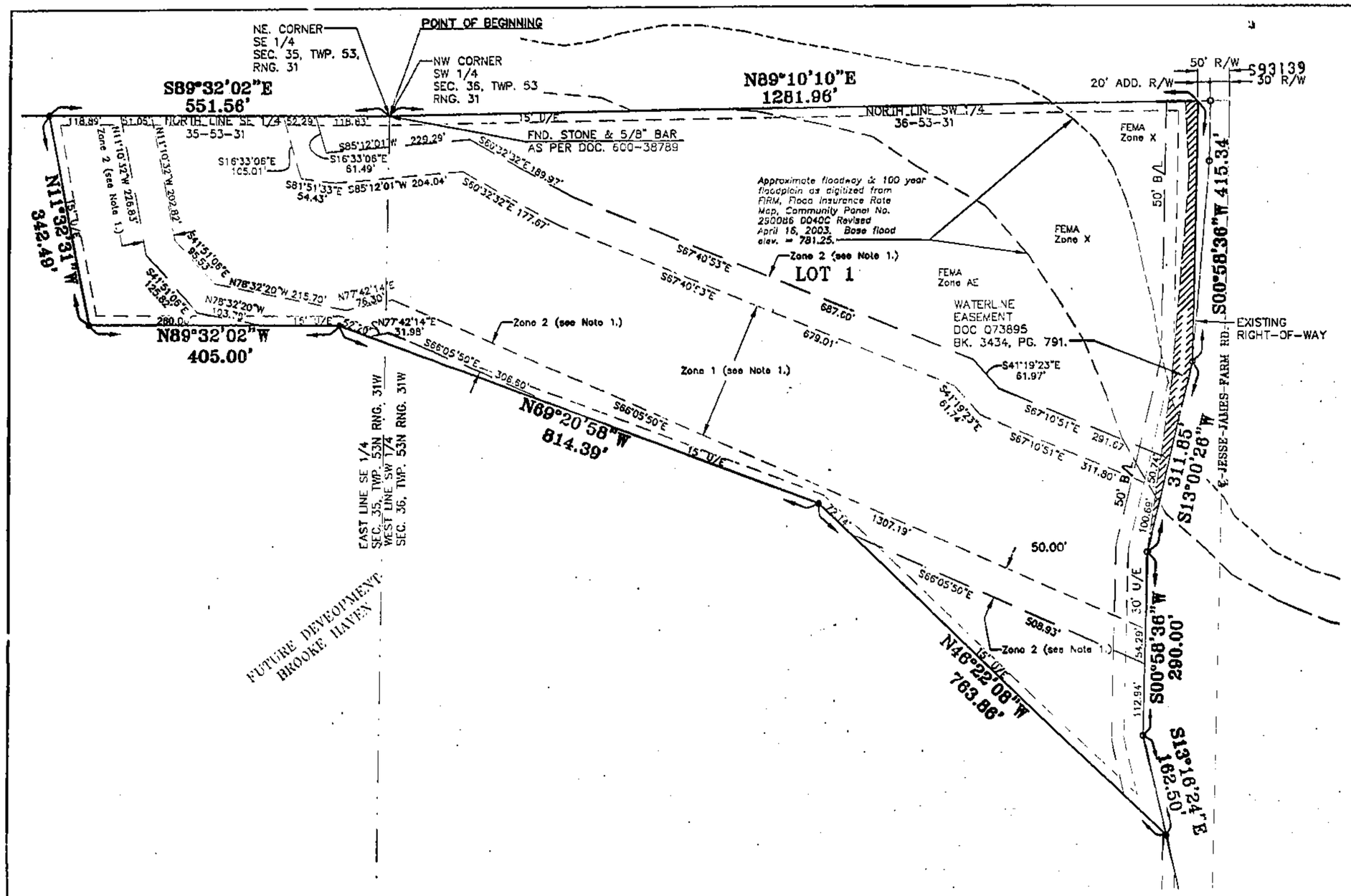
Clay County, Missouri
Land Survey Document



FINAL PLAT
SARAH LYNN ACRES 2004
SEC. 35 & 36, T-53N, R-31W
CLAY COUNTY, MISSOURI

NOTES:

1. WITHIN ZONES 1 & 2: THERE SHALL BE NO CLEARING, GRADING, CONRSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY CLAY COUNTY.
2. ANY DEVEPOPMENT WILL REQUIRE A CERTIFICATE OF ELEVATION, AND POSSIBLY A FLOODPLAIN PERMIT.
3. MAXIMUM HEIGHT FOR ALL STRUCTURES IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH COUNTY REGULATIONS REGARDING ZONING AND AIRPORT AREA OVERLAY DISTRICT.
4. ALL CORNERS WERE SET OR REFERENCED.
5. CURRENT ZONING CLASSIFICATION: AG.
6. THIS SURVEY WAS CONDUCTED ON JUNE 25, 2004.
7. THIS SURVEY WAS PERFORMED FOR:
   ROBERTSON PROPERTIES, INC.
   PO BOX 165
   LIBERTY, MISSOURI 64069

THIS PLAT OF SARAH LYNN ACRES 2004 HAS BEEN SUBMITTED TO AND APPROVED BY THE CLAY COUNTY PLANNING COMMISSION THIS 2nd DAY OF August, 2004

CHAIRMAN PLANNING & ZONING COMMISSION — DIRECTOR, PLANNING AND ZONING

THESE EASEMENTS AND RIGHTS-OF-WAY WERE ACCEPTED BY THE COUNTY COMMISSION OF CLAY COUNTY, MISSOURI, THIS 23rd DAY OF August, 2004, RESOLUTION #200 4 - 231.

PRESIDING COMMISSIONER — COUNTY COUNSELOR

WESTERN DISTRICT COMMISSIONER — ATTEST: COUNTY CLERK

EASTERN DISTRICT COMMISSIONER — STATE OF MISSOURI, COUNTY OF CLAY: SS

IN TESTIMONY WHEREOF, ROBERTSON PROPERTIES, INC., a Missouri Corporation, has, by authority of its Board of Directors, caused these presents to be signed by its President, attested by its Secretary and its Corporate Seal to be hereto affixed this 16th day of August, 2004.

ROBERTSON PROPERTIES, INC.

James D. Robertson, President — William J. Wiemann, Secretary

Be it remembered that on this 16th day of August, 2004, before me, a Notary Public in and for said County and State, came James D. Robertson, President of ROBERTSON PROPERTIES, INC., a Missouri Corporation, to me personally known to be the same person who 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.

Notary Public — My Commission Expires: May 29, 2008

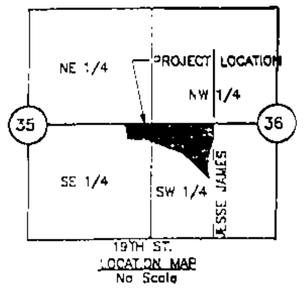
DEDICATION: The undersigned proprietor of the property described hereon has caused the same to be subdivided in the manner shown on this plat, which subdivision and plat shall hereafter be known as SARAH LYNN ACRES 2004.

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.

DESCRIPTION:
A tract of land located in the West Half of Section 36, and the East Half of Section 35, all in Township 53N, RANGE 31W, more particularly described as follows:

BEGINNING at the Northwest Corner of the Southwest Quarter of Section 36, Township 53, Range 31; thence North 89 degrees, 10 minutes, 10 seconds East 1281.96 feet; thence South 00 degrees, 58 minutes, 36 seconds West, 415.34 feet; thence South 13 degrees, 00 minutes, 26 seconds West, 311.85 feet; thence South 00 degrees, 58 minutes, 36 seconds West, 290.00 feet; thence South 13 degrees, 16 minutes, 24 seconds East, 162.50 feet; thence North 48 degrees, 22 minutes, 08 seconds West, 763.86 feet; thence North 69 degrees, 20 minutes, 58 seconds West, 814.39 feet; thence North 89 degrees, 32 minutes, 02 seconds West, 405.00 feet; thence North 11 degrees, 32minutes, 31 seconds West, 342.49 feet; thence South 89 degrees, 32 minutes, 02 seconds East, 551.56 feet, to the POINT OF BEGINNING, containing 23.34 acres more or less.



LOCATION MAP
No Scale

NORTH

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
R/W	RIGHT OF WAY
U/E	UTILITY EASEMENT

100 0 50 100 200
(HORIZ. IN FEET)
1 inch = 100 ft.

CURVEYOR'S CERTIFICATION: I hereby certify that the within plat of SARAH LYNN ACRES 2004 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 Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further certify that the bearings shown on this plat are base on the North line of the Southwest Quarter of Section 35, Township 53N, Range 31W as being North 89 degrees, 10 minutes, 10seconds East; 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 street centerlines have been marked with 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 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 PRC COMMENTS	8-9-04
RES	AS SUBMITTED TO CLIENT AND COUNTY	7-6-04

P.O. BOX 754
2120 W. COLLEGE
SUITE G
LIBERTY, MO. 64069
816-781-4200
FAX 792-3666

Akin, Gordon & Cowger
Engineers & Land Surveyors

DRAWING NO. 1 OF 1

http://www.ClayCoGov.com