Clay County, Missouri
Land Survey Document

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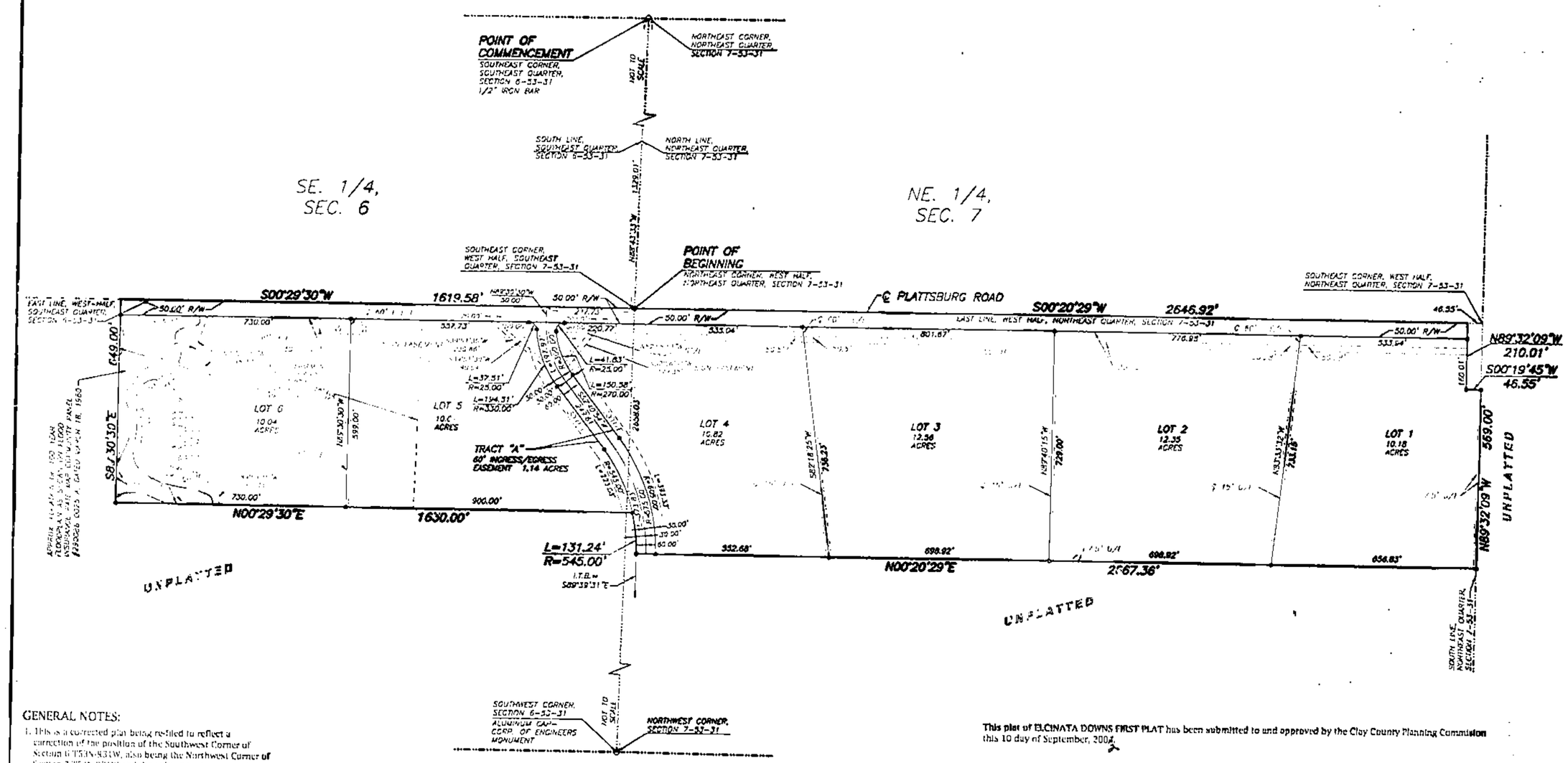
Robert T Seven, Recorder
Grantee: ELCINATA DOWNS FIRST PLAT CORRECTED...

ELCINATA DOWNS FIRST PLAT, CORRECTED PLAT

FINAL PLAT

A Subdivision in the Southeast Quarter of Section 6 and the Northeast Quarter of Section 7, Township 53 North, Range 31 West
Clay County, Missouri

Drawn By: DD | File Name: 43170PP | Job No: 43170
Surveyor:



PROPERTY DESCRIPTION:
All that part of the Southeast Quarter of Section 6, Township 53, Range 31, and also all that part of the Northeast Quarter of Section 7, Township 53, Range 31, in Clay County, Missouri, described as follows: Commencing at the Southeast Corner of said Section 6, also being the Northeast Corner of said Section 7; thence North 88 degrees 43 minutes 33 seconds West along the South line of said Section 6, also being the North line of said Section 7, a distance of 1329.01 feet to the Southeast Corner of the West one half of Southeast Quarter of said Section 6, also being the Northeast Corner of the West one half of the Northeast Quarter of said Section 7, being the Point of Beginning of the tract of land herein to be described; thence South 0 degrees 29 minutes 29 seconds West along the East line of the West one half of Northeast Quarter of said Section 7, a distance of 2646.92 feet; thence North 89 degrees 32 minutes 09 seconds West, and parallel to the South line of the Northeast Quarter of said Section 7, a distance of 210.01 feet; thence South 00 degrees 19 minutes 45 seconds West, a distance of 46.55 feet, to the South line of the Northeast Quarter of said Section 7; thence North 89 degrees 32 minutes 09 seconds West along the South line of the Northeast Quarter of said Section 7, a distance of 569.00 feet; thence North 00 degrees 20 minutes 29 seconds East and parallel to the East line of the West one half of the Northeast Quarter of said Section 7, a distance of 2667.36 feet, thence Easterly along a curve to the left having an initial tangent bearing of South 89 degrees 29 minutes 31 seconds East, and having a radius of 545.00 feet, an arc distance of 131.24 feet; thence North 00 degrees 29 minutes 30 seconds East and parallel to the East line of the West one half of the Southeast Quarter of said Section 6, a distance of 1630.00 feet, thence South 89 degrees 30 minutes 30 seconds East, a distance of 649.00 feet to the East line of the West one half of the Southeast Quarter of said Section 6; thence South 00 degrees 29 minutes 30 seconds West along the East line of the West one half of the Southeast Quarter of said Section 6, a distance of 1619.58 feet to the Point of Beginning. Said tract of land contains 72.01 acres more or less.

PLAT DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as "ELCINATA DOWNS FIRST PLAT".

EASEMENT DEDICATION: 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, lawn, 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 reasonable necessary in exercising the rights granted by the easement.

STREET DEDICATION: 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.

DRIVE ACCESS: There shall be a maximum number of three primary drive access locations (60' I-E/E) and one private road access (Tract "A"), approved onto Plattsburg Road. Either Lot 4 or Lot 5 may have a primary drive access onto the private road within Tract "A" in lieu of access to Plattsburg Road. Adjoining lots to share access location as needed to provide access.

ACKNOWLEDGMENTS: IN TESTIMONY WHEREOF: Real Beef, L.L.C., a Missouri limited liability Corporation, has by the authority of its Board of Directors caused this instrument to be executed by its Member this 13 day of December, 2004.

Real Beef, L.L.C.

Eldon G. Walter - Member

STATE OF Missouri
COUNTY OF Clay

On this 13 day of December 2004, before me appeared Eldon G. Walter, to me personally known who being by me duly sworn did say that he is Manager of Real Beef, L.L.C., and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said Eldon G. Walter acknowledged said instrument to be the free act and deed of said corporation.

LORI L. COOK
Notary Public - Notary Seal
STATE OF MISSOURI
My Commission Expires August 15, 2007

Lori L Cook
Notary Public

ACKNOWLEDGMENTS: IN TESTIMONY WHEREOF: James Burson and Eva W. Burson, husband and wife, have subscribed their names and caused this instrument to be executed this 5th day of December, 2004.

James Burson

Eva W. Burson

STATE OF Missouri
COUNTY OF Jackson

On this 5th day of December, 2004, before me, a Notary Public in and for said State, personally appeared James Burson and Eva W. Burson, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires: May 12 2008

GERALYN K. SCHLOTJOHN
Notary Public - Notary Seal
STATE OF MISSOURI
My Commission Expires: May 12, 2008

Geralyn K. Schlotjohn
Notary Public

ACKNOWLEDGMENTS: IN TESTIMONY WHEREOF: Allen D. Agron, has subscribed his name and caused these presents to be executed on this 6th day of December, 2004.

Allen D. Agron - Trustee of the Allen D. Agron Trust

STATE OF Kansas
COUNTY OF Johnson

On this 6th day of December 2004, before me appeared Allen D. Agron to me personally known who being by me duly sworn did say that he is Trustee of the Allen D. Agron Trust, and that said instrument was signed on behalf of said Trust by authority of its Trustee; and that said Allen D. Agron acknowledged said instrument to be the free act and deed of said Trust.

My Commission Expires: 11-8-2008

DIANA MANN
Notary Public - State of Kansas
My Appt. Expires 11-8-08

Diana Mann
Notary Public

GENERAL NOTES:

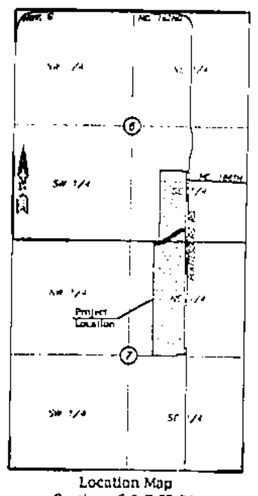
1. This is a corrected plat being re-filed to reflect a correction of the position of the Southwest Corner of Section 6-T53N-R31W, also being the Northwest Corner of Section 7-T53N-R31W and the subsequent repercussions to the Quarter-Sections, Halves of Quarter-Sections, Plat boundaries and interior lot dimensions thereof.
2. Zoning of R-1 approved by the County Commission on March 18, 2002, Res. # 2002-120.
3. TRACT "A" is a non-buildable lot and is reserved as an Ingress/Egress easement for possible future development.
4. Lot 6 may require a Flood Elevation Certificate upon application for a building permit.
5. No objects shall be planted or constructed within the sight triangle (S/T) as shown, which exceed 30" maximum height.
6. Be advised that an agreement has been recorded with this plat requiring the developer's responsibility to financially assist with improvements to existing County roadways; interested parties are advised to contact the developer or the Clay County Planning and Zoning Department for further information.

I hereby state that the plat of ELCINATA DOWNS FIRST PLAT, CORRECTED PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Natural Resources, Division of Geological Survey and Resource Assessment, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. 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.

Dated 7-07-04

STATE OF MISSOURI
SAM A. AYLETT
NUMBER LS-2074
REGISTERED LAND SURVEYOR

SAM A. AYLETT, PLS-2074



Location Map
Sections 6 & 7-53-31
(No Scale)

SCALE: 1"=200'
200 100 0 200

LEGEND

•	Set Monument (1/2" Iron Bar w/ Cap unless otherwise noted (LS2074)
O	Monument Found
R/W	Right of Way
℄	Center Line
U/E	Utility Easement
D/E	Drainage Easement
I-E/E	Ingress/Egress Easement
S/T/E	Sight-Triangle Easement
B/L	Building Line

This plat of ELCINATA DOWNS FIRST PLAT has been submitted to and approved by the Clay County Planning Commission this 10 day of September, 2002.

COUNSELOR | CHAIRMAN | DIRECTOR

These easements and right-of-ways accepted by the County Governing Body of Clay County, Missouri this _____ day of _____, 2004.

Presiding Commissioner

County Clerk

Western District Commissioner

Eastern District Commissioner

STATE OF
COUNTY OF

This is to certify that this instrument was filed for record in the Recorder of Deeds Office on this _____ day of _____, 2004, in Cabinet _____, Sleeve _____ at _____ PM/AM O'clock. _____

Recorder of Deeds

SE 1/4, SEC. 6 & NE 1/4, SEC. 7-T53N-R31W
CLAY COUNTY, MISSOURI
ELCINATA DOWNS FIRST PLAT - FINAL PLAT

Prepared For:
REAL BEEF, L.L.C.
4305 N. JARBOE COURT
KANSAS CITY, MISSOURI 64116

Aylett, Flowers Survey & Engineering Company
201 NW 72ND Street - Gladstone, Missouri 64118-1321
Phone: (816) 436-0775 - www.aflsc.com - Fax: (816) 436-0777
Land Surveying ~ Civil Engineering ~ Land Planning

Job #: 43170 | Date: June 21, 2004