Clay County, Missouri
Land Survey Document

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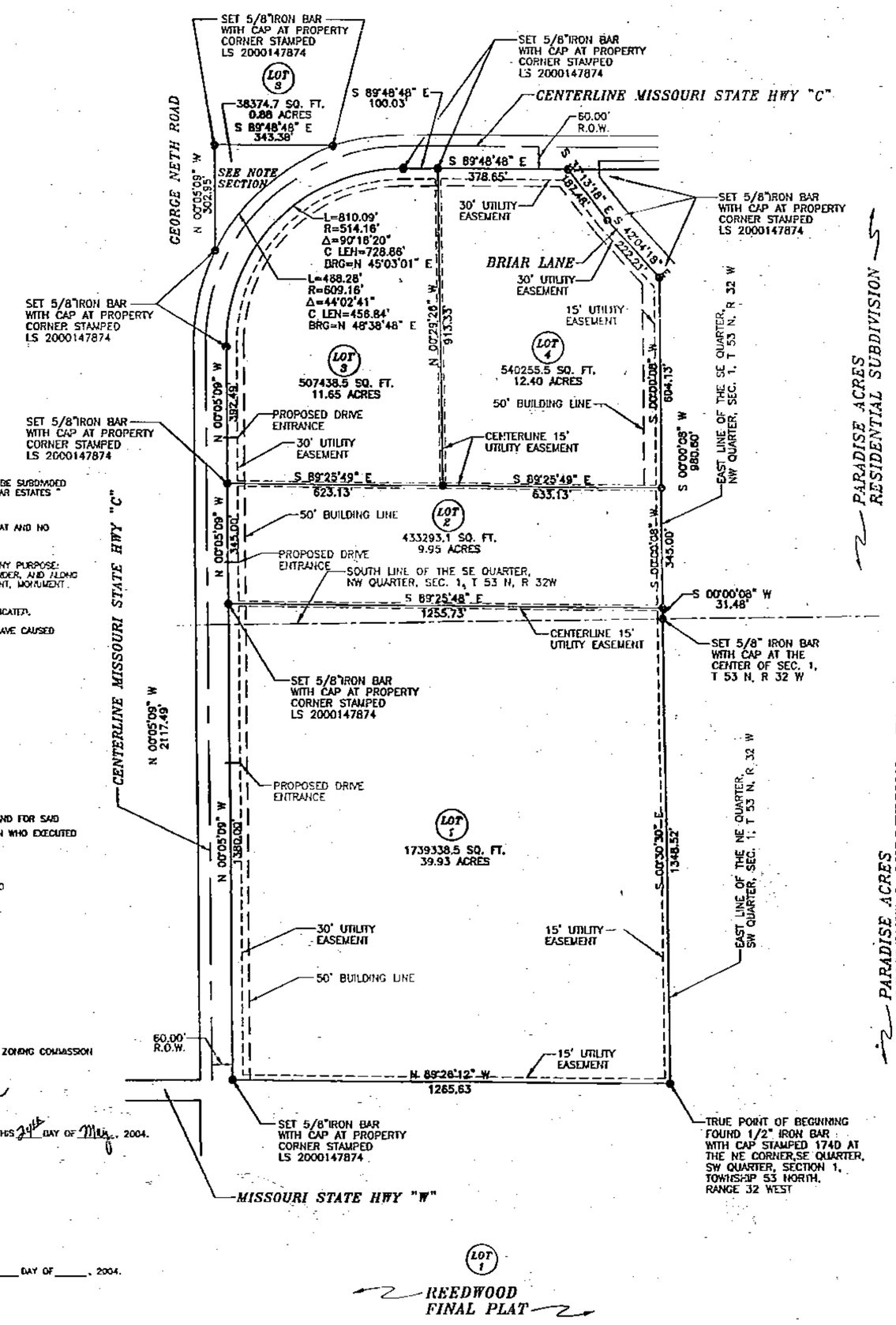
Grantee: NORTHSTAR ESTATES
Robert T Spragg, Recorder

NORTHSTAR ESTATES

FINAL PLAT
A SUBDIVISION OF LAND, IN CLAY COUNTY, MISSOURI

0' 200' 400' 600'

PROPERTY DESCRIPTION:
ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, IN SECTION 1, TOWNSHIP 53, RANGE 32, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING AT THE NORTHEAST QUARTER, SOUTHEAST QUARTER, SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 89°26'12" WEST ALONG THE NORTH LINE OF "REEDWOOD" A PLATTED TRACT OF LAND IN CLAY COUNTY, MISSOURI, A DISTANCE OF 1265.63 FEET TO THE EAST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE "C" AS NOW ESTABLISHED; THENCE NORTH 0°05'09" WEST ALONG EAST RIGHT-OF-WAY OF SAID ROUTE "C", A DISTANCE OF 2117.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 514.16 FEET, A LENGTH OF 810.09 FEET AND A CENTRAL ANGLE OF 90°16'20"; THENCE SOUTH 89°48'48" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 478.68 FEET TO THE WEST RIGHT-OF-WAY LINE OF BRIAR LANE; THENCE SOUTH 37°13'18" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 187.46 FEET; THENCE SOUTH 47°04'18" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 222.21 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER, NORTHWEST QUARTER, OF SECTION 1, TOWNSHIP 53, RANGE 32; THENCE SOUTH 0°00'08" WEST ALONG SAID EAST LINE, A DISTANCE OF 980.60 FEET TO THE CENTER OF SECTION 1, TOWNSHIP 53, RANGE 32; THENCE SOUTH 0°30'30" EAST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 1348.52 FEET TO THE TRUE POINT OF BEGINNING. ALSO A TRACT OF LAND BEING A PART OF LOT 3 AS SHOWN ON THE FACE OF THIS SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF WAY LINE OF MISSOURI STATE HIGHWAY ROUTE "C" AND THE EAST RIGHT-OF-WAY LINE OF A COUNTY ROAD LABELLED "GEORGE NETH ROAD"; THENCE NORTH 00°05'09" WEST, A DISTANCE OF 302.95 FEET; THENCE SOUTH 89°48'48" EAST, A DISTANCE OF 343.38 FEET TO THE NORTHWESTERLY RIGHT-OF WAY LINE OF SAID ROUTE "C"; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 609.16 FEET, A LENGTH OF 468.28 FEET, A CENTRAL ANGLE OF 44°02'41" AND A CHORD BEARING OF SOUTH 48°38'48" WEST A CHORD DISTANCE OF 456.84 FEET TO THE POINT OF BEGINNING OF THIS TRACT.



DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "NORTHSTAR ESTATES" A SUBDIVISION OF LAND IN CLAY COUNTY, MISSOURI.

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.

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO 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, SIGNS, 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, DRAINAGE EASEMENT, MONUMENT EASEMENT.

STREETS: THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 26th DAY OF March, 2005

NORTHSTAR ESTATES

MITCHELL LAYTON SHERYLE LAYTON

STATE OF MISSOURI } S.S.
COUNTY OF CLAY }

BE IT REMEMBERED THAT IN THIS 26th DAY OF March, 2005 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME Mitchell & Sheryle Layton TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES June 17, 2008 Deborah M. Vivano
NOTARY PUBLIC PRINT NAME

DEBORAH M. VIVANO
Clay County
My Commission Expires
June 17, 2008

THIS PLAT OF NORTHSTAR ESTATES HAS BEEN SUBMITTED TO AND APPROVED BY THE CLAY COUNTY PLANNING AND ZONING COMMISSION THIS 4th DAY OF May 2004.

COUNSELOR CHAIRMAN DIRECTOR

THESE EASEMENTS AND RIGHT OF WAYS ACCEPTED BY THE COUNTY GOVERNING BODY OF CLAY COUNTY, MISSOURI, THIS 24th DAY OF May, 2004.

ATTEST: 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 ON THE ____ DAY OF _____, 2004.

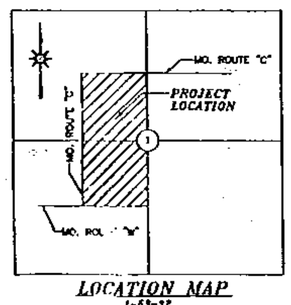
IN CABINET ___, SLEEVE _____ AT _____ PM/AM O'CLOCK.

DEPUTY RECORDER OF DEEDS

LEGEND

These standard symbols will be found in the drawing.

- POWER POLE
- ELECTRIC BOX
- WATER VALVE
- FOUND IRON BAR
- GUY WIRE
- UNDERGROUND TELEPHONE
- SET 1/2" IRON BAR UNLESS NOTED



LOCATION MAP
T-53-32
NOT TO SCALE

NOTES:

THE WORD "CERTIFY" OR "CERTIFICATION": AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THE LOCATION AND/OR EXISTANCE OF UTILITY SERVICE LINES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY NELSON LAND SURVEYING INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

BASIS OF BEARINGS: MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT CL-68 CLAY COUNTY.

SUBDIVISION IN FLOOD HAZARD ZONE "X" PER. F.I.R.M. COMMUNITY-PANEL NUMBER 2900860025 B.

PLEASE BE ADVISED THAT AN AGREEMENT HAS BEEN RECORDED WITH THIS PLAT REGARDING THE DEVELOPER'S RESPOSSIBILITY TO FINANCIALLY ASSIST WITH IMPROVEMENTS TO EXISTING ROADWAYS. INTERESTED PARTIES ARE ADVISED TO CONTACT THE DEVELOPER OR THE CLAY COUNTY PLANNING AND ZONING DEPARTMENT FOR FURTHER INFORMATION.

THE PORTION OF LOT 3 (.88 ACRES) NORTH AND WEST OF C HIGHWAY SHALL BE UNBUILDABLE.

DEVELOPMENT PROPOSED BY:
MITCHELL AND SHERYLE LAYTON
P.O. BOX 81
HOLT, MO. 64048
816-320-3742

STATE OF MISSOURI MICHAEL A. NELSON NUMBER LS 2000147874 REGISTERED LAND SURVEYOR

MICHAEL A. NELSON, MO. L.S. NO. 2000147874

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MISSOURI AND THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, EFFECTIVE SEPTEMBER, 2000. 4 CSR 30-16.030

Cab-F 5/3/05 EX

Prepared By
NELSON LAND SURVEYING INC.
PO BOX 47 Kearney, Mo. 64060 (816)903-2500
Email address: nelsonlandsurveying@email.com

NORTHSTAR ESTATES		
DRAWN MAN	DATE 03/20/04	FOR: MITCHELL AND
APPROVED NLS	DATE 06/24/04	SHERYLE LAYTON
SCALE 1" = 200'	SHEET 1	PROJECT NO. 2003110

http://www.ClayCoGov.com