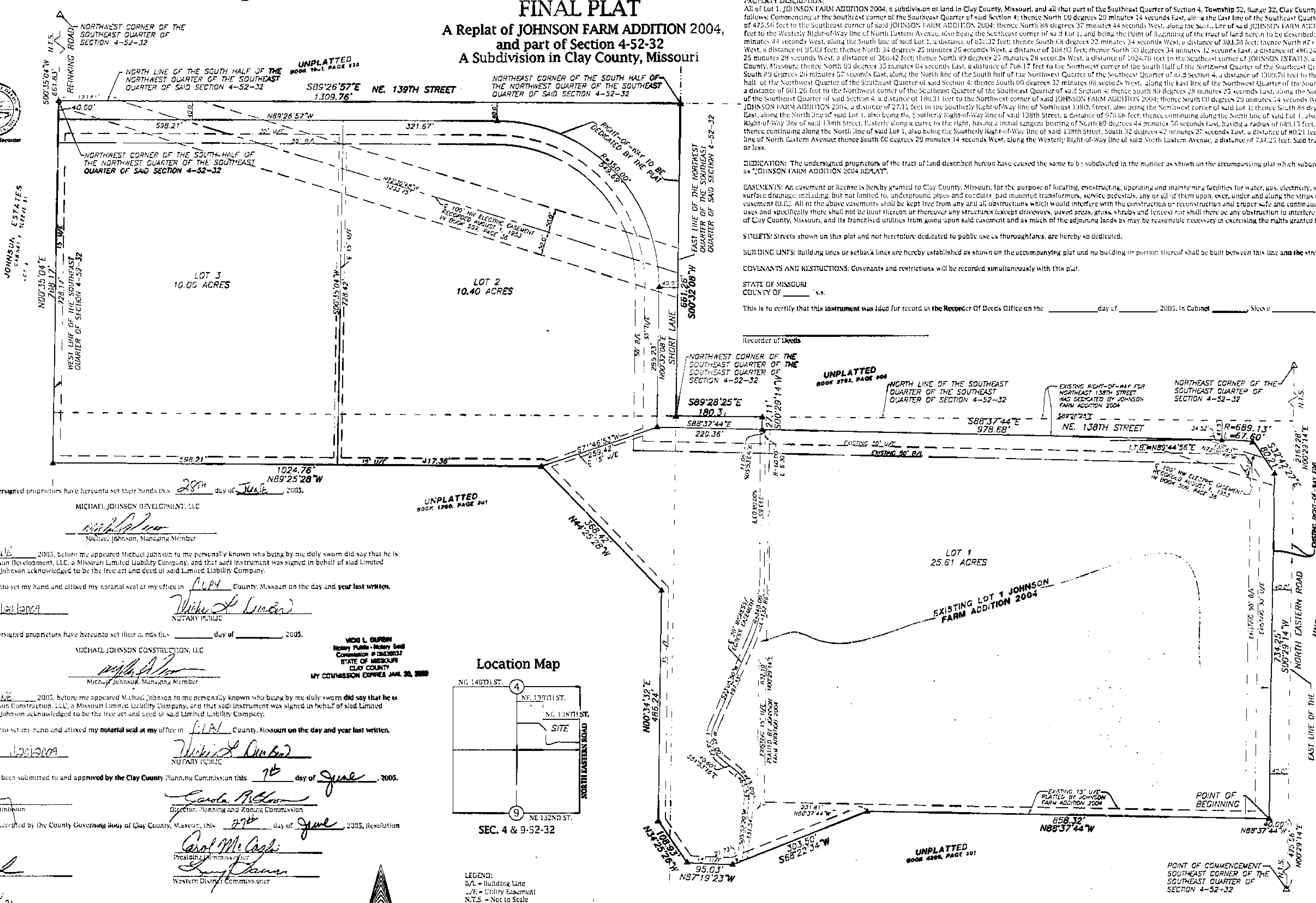
JOHNSON FARM ADDITION 2004 REPLAT

FINAL PLAT

A Replat of JOHNSON FARM ADDITION 2004, and part of Section 4-52-32

A Subdivision in Clay County, Missouri

Recorded in Clay County, Missouri
Date and Time: 07/14/2005 at 01:20:04 PM
Instrument Number: 2005032617
Book: F Page: 195
Robert T. Sevier, Recorder
JOHNSON MICHAEL DEVELOPMENT
JOHNSON FARM ADDITION 2004 REPLAT



PROPERTY DESCRIPTION:
All of Lot 1, JOHNSON FARM ADDITION 2004, a subdivision of land in Clay County, Missouri, and all that part of the Southeast Quarter of Section 4, Township 52, Range 32, Clay County, Missouri being described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 4; thence North 00 degrees 29 minutes 14 seconds East, along the East line of the Southeast Quarter of said Section 4, a distance of 475.56 feet to the Southeast corner of said JOHNSON FARM ADDITION 2004; thence North 88 degrees 37 minutes 44 seconds West, along the South line of said JOHNSON FARM ADDITION 2004, a distance of 40.00 feet to the Westerly Right-of-Way line of North Eastern Avenue, also being the Southeast corner of said Lot 1, and being the Point of Beginning of the tract of land herein to be described; thence North 88 degrees 37 minutes 44 seconds West, along the South line of said Lot 1, a distance of 858.32 feet; thence South 68 degrees 22 minutes 34 seconds West, a distance of 303.50 feet; thence North 87 degrees 19 minutes 23 seconds West, a distance of 95.03 feet; thence North 34 degrees 25 minutes 26 seconds West, a distance of 108.93 feet; thence North 00 degrees 34 minutes 32 seconds East, a distance of 486.24 feet; thence North 44 degrees 25 minutes 28 seconds West, a distance of 368.42 feet; thence North 89 degrees 25 minutes 28 seconds West, a distance of 1024.76 feet to the Southeast corner of JOHNSON ESTATES, a subdivision of land in Clay County, Missouri; thence North 00 degrees 35 minutes 04 seconds East, a distance of 768.17 feet to the Northwest corner of the South Half of the Northwest Quarter of the Southeast Quarter of said Section 4; thence South 89 degrees 26 minutes 57 seconds East, along the North line of the South half of the Northwest Quarter of the Southeast Quarter of said Section 4, a distance of 1309.76 feet to the Northeast corner of the South half of the Northwest Quarter of the Southeast Quarter of said Section 4; thence South 00 degrees 32 minutes 08 seconds West, along the East line of the Northwest Quarter of the Southeast Quarter of said Section 4, a distance of 661.26 feet to the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 4; thence South 89 degrees 28 minutes 25 seconds East, along the North line of the Southeast Quarter of the Southeast Quarter of said Section 4, a distance of 180.31 feet to the Northwest corner of said JOHNSON FARM ADDITION 2004; thence South 00 degrees 29 minutes 14 seconds West, along the West line of said JOHNSON FARM ADDITION 2004, a distance of 27.11 feet to the Southerly Right-of-Way line of Northeast 138th Street, also being the Northwest corner of said Lot 1; thence South 88 degrees 37 minutes 44 seconds East, along the North line of said Lot 1, also being the Southerly Right-of-Way line of said 138th Street, a distance of 978.68 feet; thence continuing along the North line of said Lot 1, also being the Southerly Right-of-Way line of said 138th Street, Easterly along a curve to the right, having a initial tangent bearing of North 89 degrees 44 minutes 56 seconds East, having a radius of 689.13 feet, an arc length of 67.60 feet; thence continuing along the North line of said Lot 1, also being the Southerly Right-of-Way line of said 138th Street, South 32 degrees 42 minutes 27 seconds East, a distance of 80.21 feet to the Westerly Right-of-Way line of North Eastern Avenue; thence South 00 degrees 29 minutes 14 seconds West, along the Westerly Right-of-Way line of said North Eastern Avenue, a distance of 734.25 feet. Said tract contains 48.52 Acres, more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "JOHNSON FARM ADDITION 2004 REPLAT".

EASEMENTS: 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, grass, 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.

STREETS: 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.

COVENANTS AND RESTRICTIONS: Covenants and restrictions will be recorded simultaneously with this plat.

STATE OF MISSOURI
COUNTY OF ______ s.s.

This is to certify that this instrument was filed for record in the Recorder Of Deeds Office on the ______ day of ______, 2005, in Cabinet ______, Sleeve ______, at ______ PM/AM O'Clock.

______
Recorder of Deeds

IN TESTIMONY WHEREOF: The undersigned proprietors have hereunto set their hands this 28th day of June, 2005.

MICHAEL JOHNSON DEVELOPMENT, LLC

______
Michael Johnson, Managing Member

STATE OF MISSOURI
COUNTY OF CLAY s.s.

On this 28th day of June, 2005, before me appeared Michael Johnson, to me personally known who being by me duly sworn did say that he is Managing Member of Michael Johnson Development, LLC, a Missouri Limited Liability Company, and that said instrument was signed in behalf of said limited liability company and said Michael Johnson acknowledged to be the free act and deed of said Limited Liability Company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri on the day and year last written.

MY COMMISSION EXPIRES: 1/20/2009

______
NOTARY PUBLIC

IN TESTIMONY WHEREOF: The undersigned proprietors have hereunto set their hands this ______ day of ______, 2005.

MICHAEL JOHNSON CONSTRUCTION, LLC

______
Michael Johnson, Managing Member

VICKI L. DURBIN
Notary Public - Notary Seal
Commission # 05436837
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXPIRES JAN. 20, 2009

STATE OF MISSOURI
COUNTY OF CLAY s.s.

On this 28th day of June, 2005, before me appeared Michael Johnson to me personally known who being by me duly sworn did say that he is Managing Member of Michael Johnson Construction, LLC, a Missouri Limited Liability Company, and that said instrument was signed in behalf of said Limited Liability Company and said Michael Johnson acknowledged to be the free act and deed of said Limited Liability Company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri on the day and year last written.

MY COMMISSION EXPIRES: 1/20/2009

______
NOTARY PUBLIC

This plat of ______ has been submitted to and approved by the Clay County Planning Commission this 7th day of June, 2005.

______
Chairman, Planning and Zoning Commission

______
Director, Planning and Zoning Commission

These easements and rights of ways accepted by the County Governing Body of Clay County, Missouri, this 27th day of June, 2005, Resolution #2005-245.

ATTEST:

______
County Counselor

______
County Clerk

______
Presiding Commissioner

______
Western District Commissioner

______
Eastern District Commissioner

I hereby state that the plat of JOHNSON FARM ADDITION 2004 REPLAT 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 Resources 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 [illegible] and platting of subdivisions to the best of my professional knowledge and belief.

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

DATE: 6-24-05

______
SAM A. AYLETT, PLS-2074

SCALE: 1"=100'
100 50 0 100

Location Map

NE 140TH ST.
NE 139TH ST.
NE 138TH ST.
SITE
NORTH EASTERN ROAD
NE 132ND ST.
SEC. 4 & 9-52-32

LEGEND:
B/L = Building Line
U/E = Utility Easement
N.T.S. = Not to Scale
△ Denotes Existing Monument
▲ Denotes Monument to be Set Prior to Recording

NOTES:
1. Bearing System is based on the Missouri State Plane Coordinate System.
2. Parent tract is recorded at the Clay County Recorder of Deeds office in Book 4286, Page 320 and Book 4286, Page 301.
3. This plat meets the Accuracy Requirements for a Suburban Class of Property.
4. This tract of land does not lie within a Regulatory Floodplain, per FIRM Map No. 29008C0060 E, dated April 16, 2003.
5. No buildings shall be constructed or trees planted inside the 100' NW Electric Easement. Any altering of the elevation of the land in the easement area requires notification of NW Electric, so that the ground elevation may be checked. Equipment with diesel exhaust should be cautious operating under the lines due to flashover of exhaust carbon.

FINAL PLAT
JOHNSON FARM ADDITION 2004 REPLAT
CLAY COUNTY, MISSOURI

Aylett, Flowers Survey & Engineering Company
Land Surveying ~ Civil Engineering ~ Land Planning

Prepared For:
MICHAEL JOHNSON DEVELOPMENT
12601 NORTH AGNES
KANSAS CITY, MO 64166

Drawn By: NRM	File Name: 44165RPA	SEC: 4-52-32	Date: June 3, 2005	Job No: 44165

Cab. F
7/14/05

Clay County, Missouri Land Survey Document
http://www.ClayCoGov.com