Clay County, Missouri
Land Survey Document

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A FINAL PLAT OF

PARK ESTATES, THIRD PLAT

A SUBURBAN TYPE SURVEY

CLAY COUNTY, MISSOURI

BEING AN ORIGINAL SURVEY OF A PORTION OF A WARRANTY DEED RECORDED IN CLAY COUNTY DEED BOOK 2251 AT PAGE 930, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 53 NORTH, RANGE 31 WEST, CLAY COUNTY, MISSOURI AT THE REQUEST OF TOUCHMARK DEVELOPMENT, LLC
P.O. BOC 528, 211 PLATTE CLAY WAY, SUITE D,
KEARNEY, MISSOURI 64060

Recorded in Clay County, Missouri
Date and Time: 07/20/2005 at 09:11:00 AM
Instrument Number: 2005033446
Book: F Page: 199
Instrument Type: PL
Page Count: 1
Recording Fee: $69.00 S
Grantor: TOUCHMARK DEVELOPMENT
Grantee: PARK ESTATES THIRD PLAT
Robert T Sevier, Recorder

RECORD DESCRIPTON:
THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 53 NORTH, RANGE 31 WEST OF THE 5TH P.M., CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS SOUTH 00 DEGREES 01 MINUTES 29 SECONDS EAST, 366.50 FEET FROM A POINT ON THE NORTH LINE OF SAID EAST 1/2 SOUTHWEST 1/4 THAT IS NORTH 88 DEGREES 55 MINUTES 34 SECONDS WEST, 578.03 FEET FROM THE CENTER OF SAID SECTION 15, SAID POINT BEING THE NORTHWEST CORNER OF LOT 25 IN THE BAR-B-ACRES RESURVEY; THENCE SOUTH 00 DEGRESS 01 MINUTES 29 EAST, 600.16 FEET TO THE SOUTHWEST OF LOT 29 IN SAID BAR-B-ACRES RESURVEY; THENCE NORTH 88 DEGRECS 47 MINUTES 28 SECONDS WEST, 149.79 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS WEST, 599.97 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 00 SECONDS EAST, 150.17 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART IN ROADS.

GENERAL NOTES:
1. BEARINGS BASED ON THE EAST RIGHT-OF-WAY LINE OF BARR AVENUE AS N00°03'40"W, ACCORDING TO THE PARENT PARCEL RECORD DESCRIPTION.

2. PARCEL DESCRIPTION PROVIDED BY CLIENT; ALSO RECORDED IN CLAY COUNTY DEED BOOK 2251 AT PAGE 930 AND DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 200511064, DATED 01/20/2005.

3. APPARENT OWNERSHIPS ARE BASED ON INFORMATION PROVIDED BY THE CLIENT AND OTHER INFORMATION OBTAINED FROM COUNTY RECORDS. NO ABOVE GROUND OR BELOW GROUND UTILITIES ARE SHOWN EXCEPT AS NOTED.

4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

5. CURRENT ZONING CLASSIFICATION, RESIDENTIAL URBAN DISTRICT (R-1B), RES#2005-182.

6. ALL COUNTY WIDE ORDINANCES AND CODES SHALL BE COMPLIED WITH IN THE DEVELOPMENT OF THIS PROJECT.

7. ALL PROPOSED SANITARY SEWER LATERAL CONNECTION SHALL BE APPROVED AND INSTALLED ACCORDING TO CLAY COUNTY, MISSOURI STANDARDS.

8. ALL PROPOSED WATER METERS SHALL AND CONNECTIONS SHALL BE APPROVED AND INSTALLED ACCORDING TO CLAY COUNTY PWSD #3.

9. THE PROPERTY DESCRIBED, BY GRAPHIC PLOTTING ONLY, LIES IN ZONE X, AREAS OUTSIDE OF 500 YEAR FLOOD PLAIN, ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 2900860040 C, BEARING A REVISED EFFECTIVE DATE OF APRIL 16, 2003.

10. PREDOMINATE SOIL TYPE: ARMSTER LOAM KNOX-SIBLEY ASSOCIATION.

UTILITY COMPANIES:

WASTEWATER
CENTRAL RIVERS WASTEWATER UTILITY, LLC.
MARK GEISINGER (816) 903-1454

WATER
PWSD NO.3 of CLAY COUNTY, MO.
(816) 320-3343

ELECTRIC
PLATTE CLAY ELECTRIC
(816) 628-3121

CABLE TELEVISION
TIME WARNER CABLE
1-800-531-2453

GAS
MISSOURI GAS ENERGY
(816) 756-0252

TELEPHONE
SPRINT
1-800-780-3500
CKOP
(816) 373-4699

CALL 2 WORKING DAYS BEFORE YOU DIG - DRILL - BLAST
(TOLL FREE)
1-800-344-7483
MISSOURI ONE CALL SYSTEM, INC.

ACKNOWLEDGMENT:
IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT, HAVE HEREUNTO SUBSCRIBED THEIR NAMES THIS 6th DAY OF July 2005.

MARK GEISINGER
TOUCHMARK DEVELOPMENT, L.L.C.

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, THIRD PLAT.

STREETS:
STREET RIGHT-OF-WAY SHOWN ON THIS PLAT NOT HERETOFORE DEDICATED TO PUBLIC IS HEREBY DEDICATED.

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 FOR 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

MARK GEISINGER
TOUCHMARK DEVELOPMENT, L.L.C.

NOTARY ACKNOWLEDGMENT:
STATE OF MISSOURI)
COUNTY OF CLAY)

BE IT REMEMBERED THAT ON THIS 6th DAY OF July 2005, 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 MARK GEISINGER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION AND THAT SAID CORPORATION TO BE 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.

ELLA MARIE LINCOLN
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Oct. 24, 2006

Ella Marie Lincoln — 10-24-06
NOTARY PUBLIC (SIGNED) — MY COMMISSION EXPIRES:

Ella Marie Lincoln
NOTARY PUBLIC (PRINTED)

THIS PLAT OF PARK ESTATES, THIRD PLAT, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CLAY COUNTY PLANNING AND ZONING COMMISSION, AND IS HEREBY DATED THIS 3rd DAY OF May, 2005.

CHAIRMAN PLANNING COMMISSION — DIRECTOR PLANNING COMMISSION

PRESIDING COMMISSIONER — EASTERN COMMISSIONER

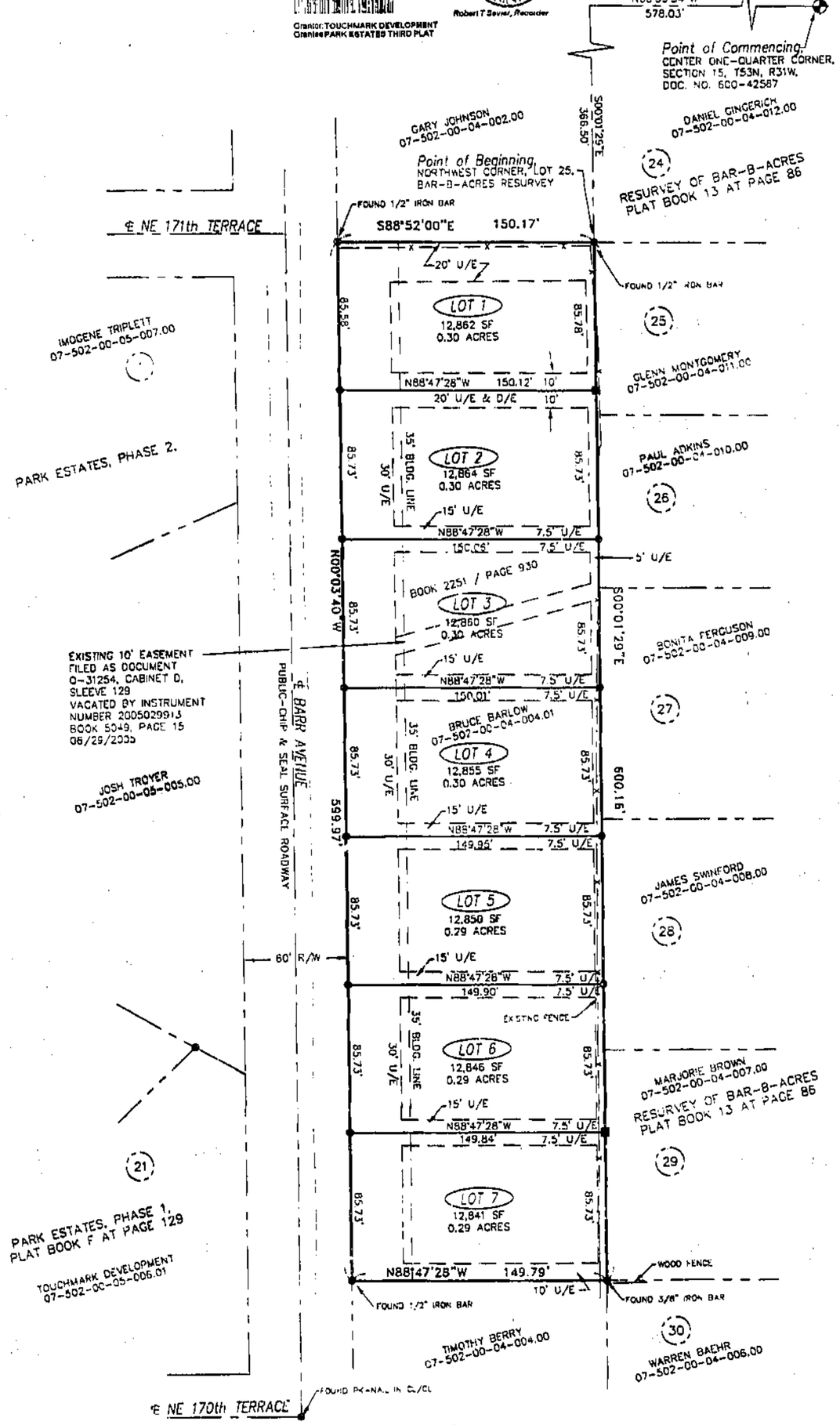
WESTERN COMMISSIONER — COUNTY COUNSELOR

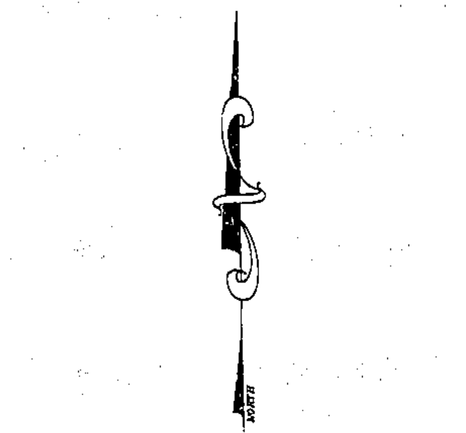
THESE EASEMENTS AND RIGHT-OF-WAY ACCEPTED BY THE COUNTY GOVERNING BODY OF CLAY COUNTY, MISSOURI, THIS 12th DAY OF July, 2005.

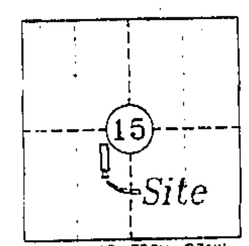
COUNTY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2005.

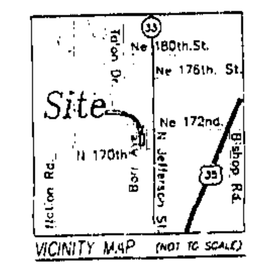
COUNTY RECORDER







SECTION 15, T53N, R31W
VICINITY MAP (NOT TO SCALE)



VICINITY MAP (NOT TO SCALE)

LEGEND:
- SECTION CORNER (AS NOTED)
- SURVEY MONUMENT (AS NOTED)
- SET 1/2" IRON BAR/CAP (LC 331)
- SET 5/8" IRON BAR W/ ALUMINUM CAP (LC 331)
- UTILITY EASEMENT
- BUILDING LINE
- EXISTING FENCE
- R/W RIGHT-OF-WAY

CERTIFICATION:
I hereby certify that this survey and plat was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the Laws of the State of Missouri. This survey has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys of the Missouri Department of Natural Resources.

07/08/05 — GARY V. PHILLIPS MO. P.L.S.
DATE

GARY V. PHILLIPS
NUMBER
L.S. 1756

PARK ESTATES, THIRD PLAT
FOR: TOUCHMARK DEVELOPMENT, LLC
PART OF SECTION 15, T53N, R31W
CLAY COUNTY, MISSOURI

Whitehead Consultants, Inc.
Engineers, Surveyors
114 NORTH MAIN STREET, P.O. BOX 461
CLINTON, MISSOURI 64735
Phone: (660) 885-5311 Fax: (660) 885-8447

DATE	DRAWN BY	CHECKED BY	JOB NO.	SCALE	SHEET NO.
07/08/05	JKR	GVP	05-051	1"=40'	1/1