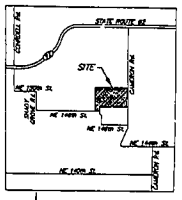
Recorded in Clay County, Missouri
Date and Time: 04/27/2010 at 02:26:06 PM
Instrument Number: 2010013221
Book: H Page: 7
Instrument Type: PL
Page Count:
Recording Fee: 35.00 S
Grantor: MCELWEE, JAMES BRENT
Grantee: MCELWEE ESTATES
Robert T Sauer, Recorder

# FINAL PLAT
# McELWEE ESTATES

## Replat of Lots A & B of the Replat of Crowley Place Lots 1, 2, 3, 4 and 10 in the NW 1/4 of Sec. 32, Twp. 53, Rng. 30
## Clay County, Missouri




VICINITY MAP
Not to Scale

N

**LEGEND**

B.L. = Building Line
U.E. = Utility Easement
S.E. = Sanitary Sewer Easement
D.E. = Drainage Easement
W.E. = Water Main Easement
△ Denotes Existing Permanent Monument
▲ Denotes Permanent Monument to be Set after Street Construction
○ Denotes Found Existing Bar
● Denotes 1/2" Bar to be Set with Plastic Cap Marked W & P ENG LS 2577

NOTE: Maximum height for all structures in this subdivision shall be in accordance with County Regulations regarding zoning and airport land use. The minimization of aircraft noise can be achieved by construction techniques. Noise Attenuation Construction Standards of Clay County Land Development Code, Section 151-3.O, are strongly encouraged with construction of homes in this subdivision.

PARENT PARCEL DESCRIPTIONS:

TRACT I:
The West 469 feet of the East 1669 feet of Lot B, REPLAT OF LOTS 1, 2, 3, 4 & 10 OF CROWLEY PLACE, a subdivision in Clay County, Missouri.

TRACT II:
Lot B, EXCEPT the West 469 feet of the East 1669 feet of Lot B, REPLAT OF LOTS 1, 2, 3, 4 & 10 OF CROWLEY PLACE, a subdivision in Clay County, Missouri.

TRACT III:
The South 242.00 feet of the North 448.00 feet of the East 900.00 feet of Lot A, REPLAT OF LOTS 1, 2, 3, 4 & 10 OF CROWLEY PLACE, a subdivision in Clay County, Missouri.

TRACT IV:
Lot A, EXCEPT the South 242.00 feet of the North 448.00 feet of the East 900.00 feet of Lot A, REPLAT OF LOTS 1, 2, 3, 4 & 10 OF CROWLEY PLACE, a subdivision in Clay County, Missouri.

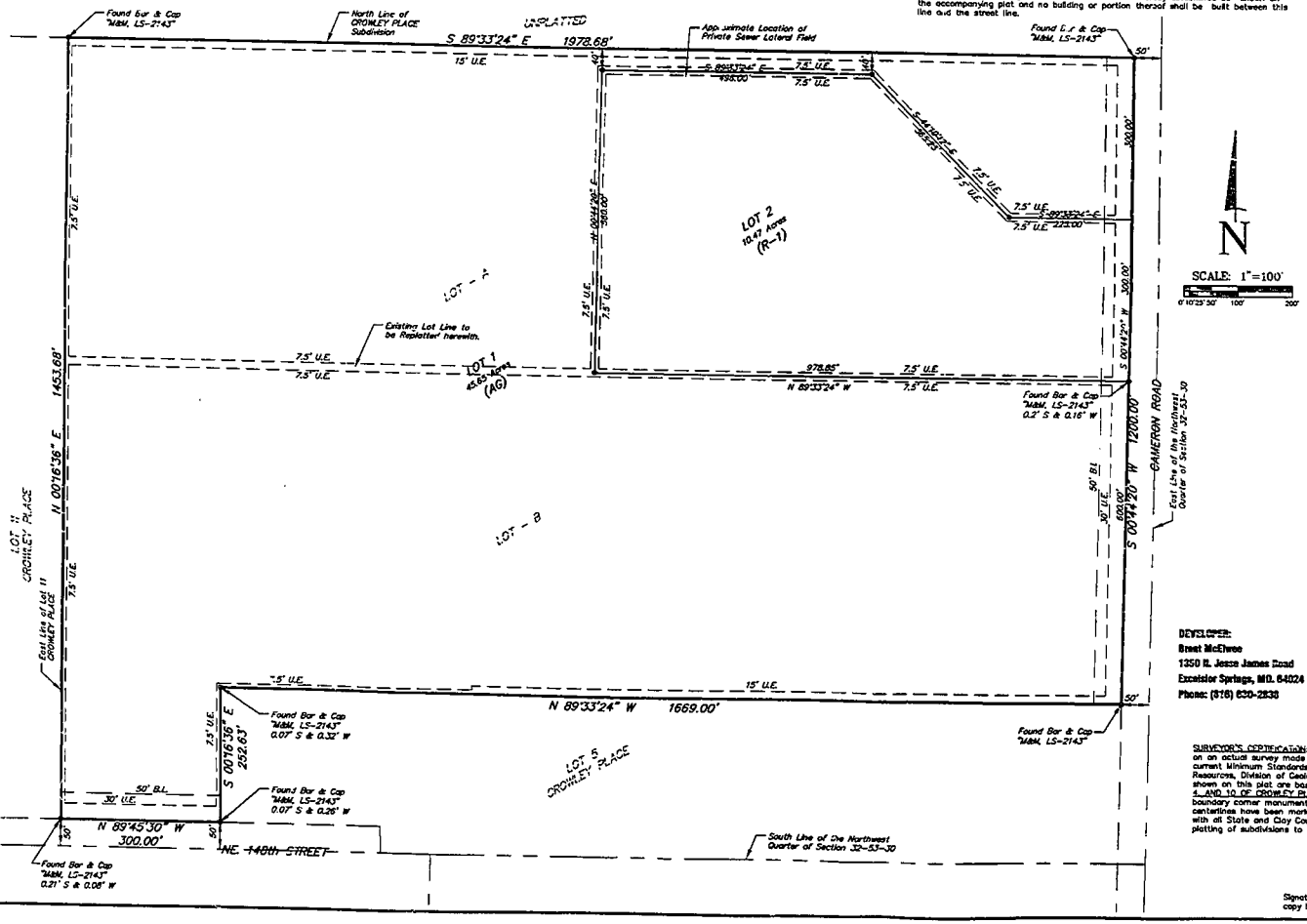
DESCRIPTION:
All of Lot-A and Lot-B, Replat of Lots 1, 2, 3, 4 and 10 of CROWLEY PLACE, a subdivision in Clay County, Missouri, according to the recorded plat thereof.

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 MCELWEE ESTATES.

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, sewers and water mains, gas, poles or wires, anchors and surface drainage, upon, over and under the areas outlined on this plat and designated by the words "Utility Easement" or "U.E.", or "Drainage Easement" or "D.E."

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.




N
SCALE: 1"=100'
0' 10' 25' 50' 100' 200'

DEVELOPER:
Brent McElwee
1350 N. Jesse James Road
Excelsior Springs, MO. 64024
Phone: (816) 630-2838

IN TESTIMONY WHEREOF: The undersigned proprietors have set their hands this ____ day of ____ 20__.

James Brent McElwee

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

On this ____ day of ____ 20__ before me, a Notary Public in and for the County and State aforesaid, personally appeared James Brent McElwee, a single person known to me to be known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as their own free act and deed.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in said County and State the day and year last above written.

My Commission Expires: ____

Notary Public

IN TESTIMONY WHEREOF: The undersigned proprietors have set their hands this ____ day of ____ 20__.

Paul M. McElwee — Kimberly R. McElwee

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

On this ____ day of ____ 20__ before me, a Notary Public in and for the County and State aforesaid, personally appeared Paul M. McElwee and Kimberly R. McElwee, husband and wife, known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as their own free act and deed.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in said County and State the day and year last above written.

My Commission Expires: ____

Notary Public

IN TESTIMONY WHEREOF: HOMEBUILDERS PENSION FUND, LLC, a Limited Liability Company, has caused these presents to be executed this ____ day of ____ 20__.

HOMEBUILDERS PENSION FUND, LLC,
Limited Liability Company

By: ____
Paul M. McElwee, Managing Member

STATE OF MISSOURI }
COUNTY OF ____ } ss.

On this ____ day of ____ 20__ before me, a Notary Public in and for said County and State, personally appeared, Paul M. McElwee, Managing Member of HOMEBUILDERS PENSION FUND, LLC, a Limited Liability Company, known to me to be the person who executed the foregoing instrument in behalf of said company, and acknowledged to me that she executed the same as her free act and deed for the purposes therein stated.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

My Commission Expires: ____

Notary Public

This plat of MCELWEE ESTATES has been submitted to and approved by the Clay County Planning and Zoning Commission this ____ day of ____ 20__.

Chairman, Planning and Zoning Commision — Director, Planning and Zoning

These easements and rights-of-way were accepted by the County Commission of Clay County, Missouri, this ____ day of ____ 20__, Resolution #2080 - 10.

Presiding Commissioner — County Counselor

Western District Commissioner — Attest: County Clerk

Eastern District Commissioner

STATE OF MISSOURI
COUNTY OF CLAY } SS

This is to certify that this instrument was filed for record in the Recorder of Deeds Office on the ____ day of ____ 20__ in Cabinet ____ Sleeve ____ at ____ am/pm o'clock.

Recorder of Deeds

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY that the within plat of MCELWEE ESTATES 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 Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that the bearings shown on this plat are based on the bearings shown and called on the record plat of REPLAT OF LOTS 1, 2, 3, 4, AND 10 OF CROWLEY PLACE that the Section and Sectional subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that one 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.

Eric A. Ramer, MO LS No. 2577

STATE OF MISSOURI — ERIC A. RAMER — NUMBER 2577 — REGISTERED LAND SURVEYOR

Signature and stamp in purple ink indicates an original signed copy by this Surveyor, any other color is not an original copy.

4/15/10


WESKIRCH & PARKS ENGINEERS, INC.
MO. LICENSE# 001060
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX:(816)252-9713
WPXCONFINC.COM


FINAL PLAT
McELWEE ESTATES
IN THE NW 1/4 OF SEC. 32, TWP. 53, RNG. 30
CLAY COUNTY, MISSOURI

| REVISIONS | | |
|---|---|---|
| KEY | DESCRIPTION | DATE |

| | |
|---|---|
| JOB NO. | 3819 |
| SCALE | NOTED |
| DATE | 2/23/10 |
| DRAFTER | C.N.S. |
| CHKD | E.A.R. |
| SHEET NO. | 1 of 1 |

C:\3819 - McElwee-Cleary Plat\McElwee (Replat) 3/31/2010 1:20:10 PM Tx0