Clay County, Missouri
Land Survey Document

Recorded in Clay County, Missouri
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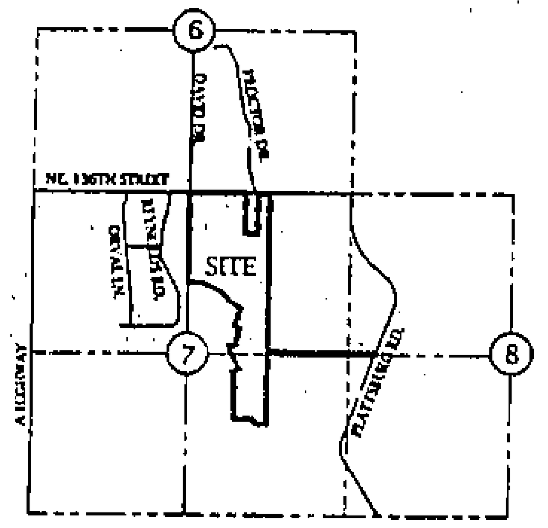
Grantor: 136TH STREET PROPERTIES
Grantee: OAKBROOK FIRST PLAT
Robert T Sevier, Recorder

OAKBROOK FIRST PLAT

FINAL PLAT

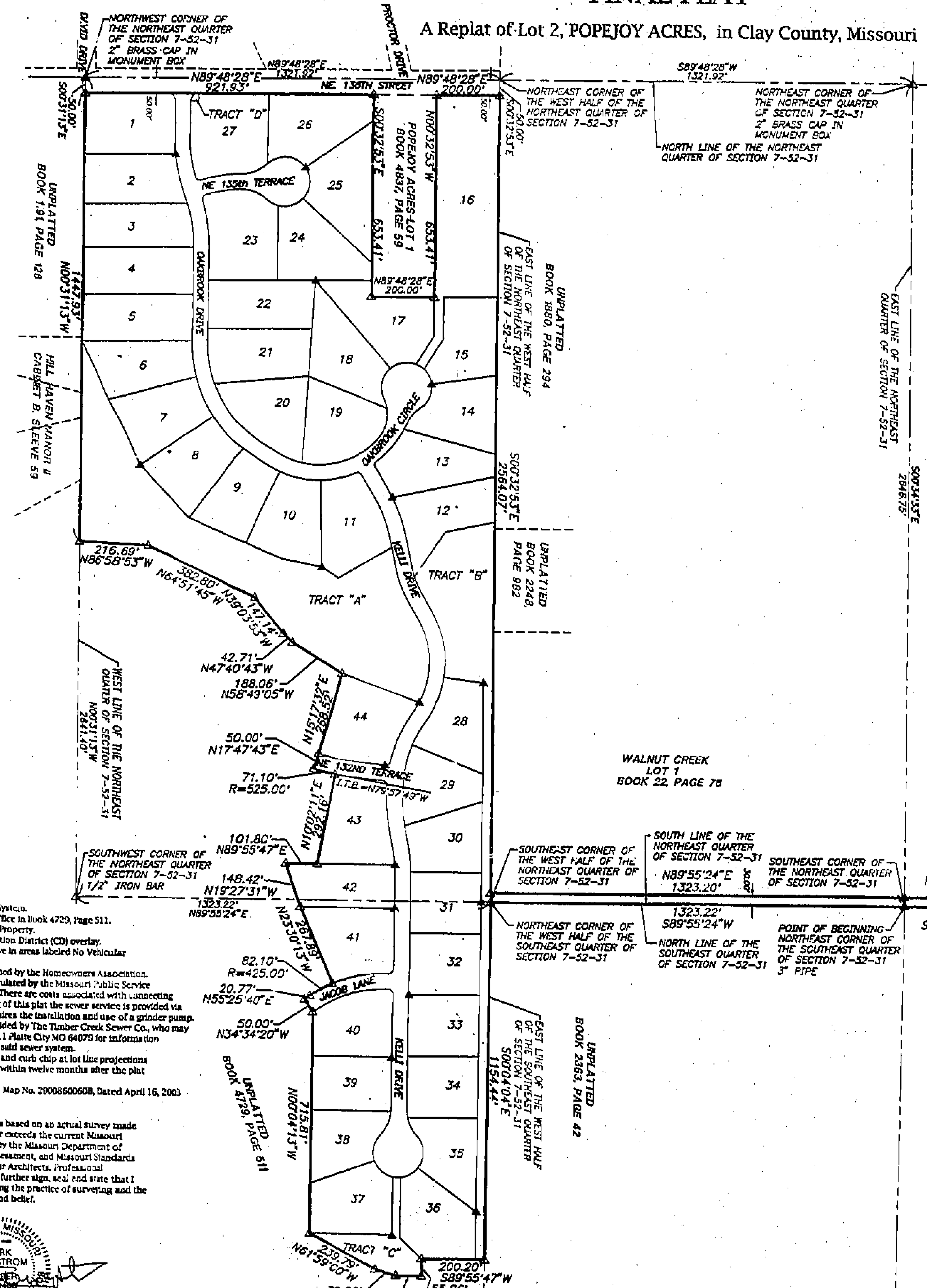
A Replat of Lot 2, POPEJOY ACRES, in Clay County, Missouri

SHEET 1 OF 3



SCALE: 1"=200'

200 100 0 200



LEGEND:

L.T.B. = Initial Tangent Bearing

△ Denotes Existing 1/2" Bar Capped MO 156, unless otherwise noted

▲ Denotes Permanent Reference Monument

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 4729, Page 511.
3. This plat meets the Accuracy Requirements for a urban Class of Property.
4. Rezoned to the Residential R-1A Zoning District with a Conservation District (CD) overlay.
5. Driveways are not allowed to access NE 136th Street or Kelli Drive in areas labeled No Vehicular Access. (shown on Sheets 2 and 3)
6. Landscaping islands located within cul-de-sacs are to be maintained by the Homeowners Association.
7. Sewer Service for this plat is provided by a company or entity regulated by the Missouri Public Service Commission or its successor as provided by Missouri Statute(s). There are costs associated with connecting to and the use of said sewer system. At the time of the recording of this plat the sewer service is provided via a pressure sewer system and each lot within the subdivision requires the installation and use of a grinder pump. At the time of the recording of this plat the sewer service is provided by The Timber Creek Sewer Co., who may be contacted by phone at 816-858-3938 or by mail at P.O. Box 511 Platte City MO 64079 for information concerning the costs associated with connecting to and/or using said sewer system.
8. Permanent reference monument and semi-permanent lot corners and curb chip at lot line projections will be placed upon completion of construction but in any event, within twelve months after the plat has been recorded.
9. Part of this Plat does lie within the 100 year floodplain, per FIRM Map No. 29008600608, Dated April 16, 2003 (shown on sheet 3 of 3

I hereby state that the plat of OAKBROOK FIRST 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 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 sign, seal and 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.

DATE: 7/5/06

STATE OF MISSOURI — MARK BERGSTROM — NUMBER — REGISTERED LAND SURVEYOR

PROPERTY DESCRIPTION:

All of Lot 2 POPEJOY ACRES, a subdivision of land in Clay County, Missouri being described as follows: Beginning at the Northeast corner of the Southeast Quarter of Section 7, Township 52, Range 31, also being the Southeast corner of the Northeast Quarter of said Section 7; thence South 89 degrees 55 minutes 24 seconds West, along the South line of the Northeast Quarter of said Section 7, and being the North line of the Southeast Quarter of said Section 7, a distance of 1323.22 feet to the Northeast corner of the West half of the Southeast Quarter of said Section 7; thence South 00 degrees 04 minutes 04 seconds East, along the East line of the West half of the Southeast Quarter of said Section 7, a distance of 1154.44 feet; thence South 89 degrees 55 minutes 47 seconds West, a distance of 200.20 feet; thence South 00 degrees 04 minutes 04 seconds East, a distance of 55.86 feet; thence South 89 degrees 55 minutes 56 seconds West, a distance of 80.91 feet; thence North 73 degrees 45 minutes 00 seconds West, a distance of 70.00 feet; thence North 61 degrees 59 minutes 00 seconds West, a distance of 239.79 feet; thence North 00 degrees 04 minutes 13 seconds West, a distance of 715.81 feet; thence North 34 degrees 34 minutes 20 seconds West, a distance of 50.00 feet; thence North 55 degrees 25 minutes 40 seconds East, a distance of 20.77 feet; thence Northeasterly along a curve to the right, being tangent to the last described course, having a radius of 425.00 feet, an arc length of 82.10 feet; thence North 23 degrees 30 minutes 13 seconds West, a distance of 267.89 feet; thence North 19 degrees 27 minutes 31 seconds West, a distance of 148.42 feet; thence North 89 degrees 55 minutes 47 seconds East, a distance of 101.80 feet; thence North 10 degrees 02 minutes 11 seconds East, a distance of 292.16 feet; thence Northwesterly along a curve to the right, having an initial tangent bearing of North 79 degrees 57 minutes 49 seconds West, a radius of 525.00 feet, an arc length of 71.10 feet; thence North 17 degrees 47 minutes 43 seconds East, a distance of 50.00 feet; thence North 15 degrees 17 minutes 32 seconds East, a distance of 268.52 feet; thence North 58 degrees 49 minutes 05 seconds West, a distance of 188.06 feet; thence North 47 degrees 40 minutes 43 seconds West, a distance of 42.71 feet; thence North 39 degrees 03 minutes 53 seconds West, a distance of 147.14 feet; thence North 64 degrees 51 minutes 45 seconds West, a distance of 382.80 feet; thence North 86 degrees 58 minutes 53 seconds West, a distance of 216.69 feet to the Easterly line of HILL HAVEN MANOR II, a subdivision of land in Clay County, Missouri, also being the West line of the Northeast Quarter of said Section 7; thence North 00 degrees 31 minutes 13 seconds West, along the West line of the Northeast Quarter of said Section 7, also being the East line of said HILL HAVEN MANOR II, and its Northerly prolongation thereof, a distance of 1447.93 feet to the Southerly Right-of-Way line of Northeast 136th Street; thence North 89 degrees 48 minutes 28 seconds East, along the southerly line of said Northeast 136th Street, a distance of 921.93 feet to the Northwest corner Lot 1, of said POPEJOY ACRES; thence South 00 degrees 32 minutes 53 seconds East, along the West line of said Lot 1, a distance of 653.41 feet to the Southwest corner of said Lot 1; thence North 89 degrees 48 minutes 28 seconds East, along the South line of said Lot 1, a distance of 200.00 feet to the Southeast corner of said Lot 1; thence North 00 degrees 32 minutes 53 seconds West, along the East line of said Lot 1, a distance of 653.41 feet to the Northeast corner of said Lot 1, also being a point on the Southerly Right-of-Way line of said Northeast 136th Street; thence North 89 degrees 48 minutes 28 seconds East, along the Southerly Right-of-Way line of said Northeast 136th Street, a distance of 200.00 feet to a point on the East line of the West half of the Northeast Quarter of said Section 7; thence South 00 degrees 32 minutes 53 seconds East, along the East line of the West half of the Northeast Quarter of said Section 7, also being the Westerly line of WALNUT CREEK, a subdivision of land in Clay County, Missouri and its Northerly prolongation thereof, along the East line of the West half of the Northeast Quarter of said Section 7, a distance of 2564.07 feet to the Southwest corner of said WALNUT CREEK; thence North 89 degrees 55 minutes 24 seconds East, along the South line of said WALNUT CREEK, a distance of 1323.20 feet to a point on the East line of the Northeast Quarter of said Section 7; thence North 89 degrees 47 minutes 32 seconds East, along the Southerly line of said WALNUT CREEK, a distance of 352.90 feet to the Westerly Right-of-Way line of PLATTSBURG ROAD; thence South 23 degrees 40 minutes 42 seconds West, along the Westerly Right-of-Way line of said PLATTSBURG ROAD, a distance of 32.82 feet; thence South 89 degrees 47 minutes 32 seconds West, a distance of 339.42 feet to the Point of Beginning. Said tract contains 73.48 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 "OAKBROOK FIRST PLAT".

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.

PRIVATE OPEN SPACE: Tracts A, B, C and D are reserved as private open space to be owned and maintained by the Oakbrook Homeowners Association and shall not be used for single-family dwellings.

IN TESTIMONY WHEREOF: 136TH STREET PROPERTIES, L.L.C., a Missouri Limited Liability Company, has by the authority of its Members caused this instrument to be executed by its Managing Member this 7th day of July, 2006.

136TH STREET PROPERTIES, L.L.C.

Brian Burton, Managing Member

STATE OF Missouri }
COUNTY OF Clay } s.s.

Be it remembered that on this 7th day of July, 2006, before me the undersigned Notary Public in and for the County and State above mentioned, came Brian Burton, Managing Member of 136TH STREET PROPERTIES, L.L.C., a Missouri Limited Liability Company, who is personally known to me and duly sworn did say that he executed this instrument as the free act and deed of said 136TH STREET PROPERTIES, L.L.C. and was signed by its authority, in testimony whereof.

IN TESTIMONY 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

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

This plat of OAKBROOK FIRST PLAT has been submitted to and approved by the Clay County Planning Commission this 22nd day of August, 2006

Chairman, Planning and Zoning Commission

David M. Clements
Director, Planning and Zoning Commission

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this 22nd day of August, 2006 Resolution # 2006-350

ATTEST:

County Counselor

County Clerk

Presiding Commissioner

Western District Commissioner

Eastern District Commissioner

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 ______, 2006, in Cabinet ______ Sleeve ______ at ______ PM/AM O'Clock.

Recorder of Deeds

FINAL PLAT
OAKBROOK FIRST PLAT
CLAY COUNTY, MISSOURI

Aylett, Flowers Survey & Engineering Company
201 NW 72ND Street-Gladstone, Missouri 64118-1821
Land Surveying ~ Civil Engineering ~ Land Planning

Prepared For:
136th Street Properties
Harborview Drive
Smithville, MO 64079

Drawn By: NRM	File Name: 44410FPA	SEC: 7 & 8-52-31	Date: June 9, 2006	Job No: 44410

http://www.ClayCoGov.com