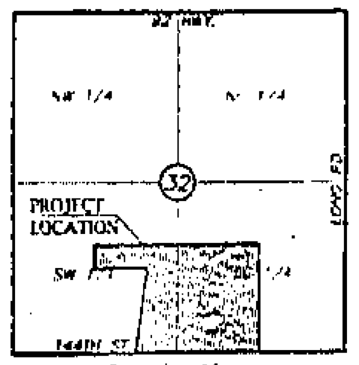
Clay County, Missouri
Land Survey Document

COOPER ACRES 2006

FINAL PLAT

A Minor Subdivision in Clay County, Missouri

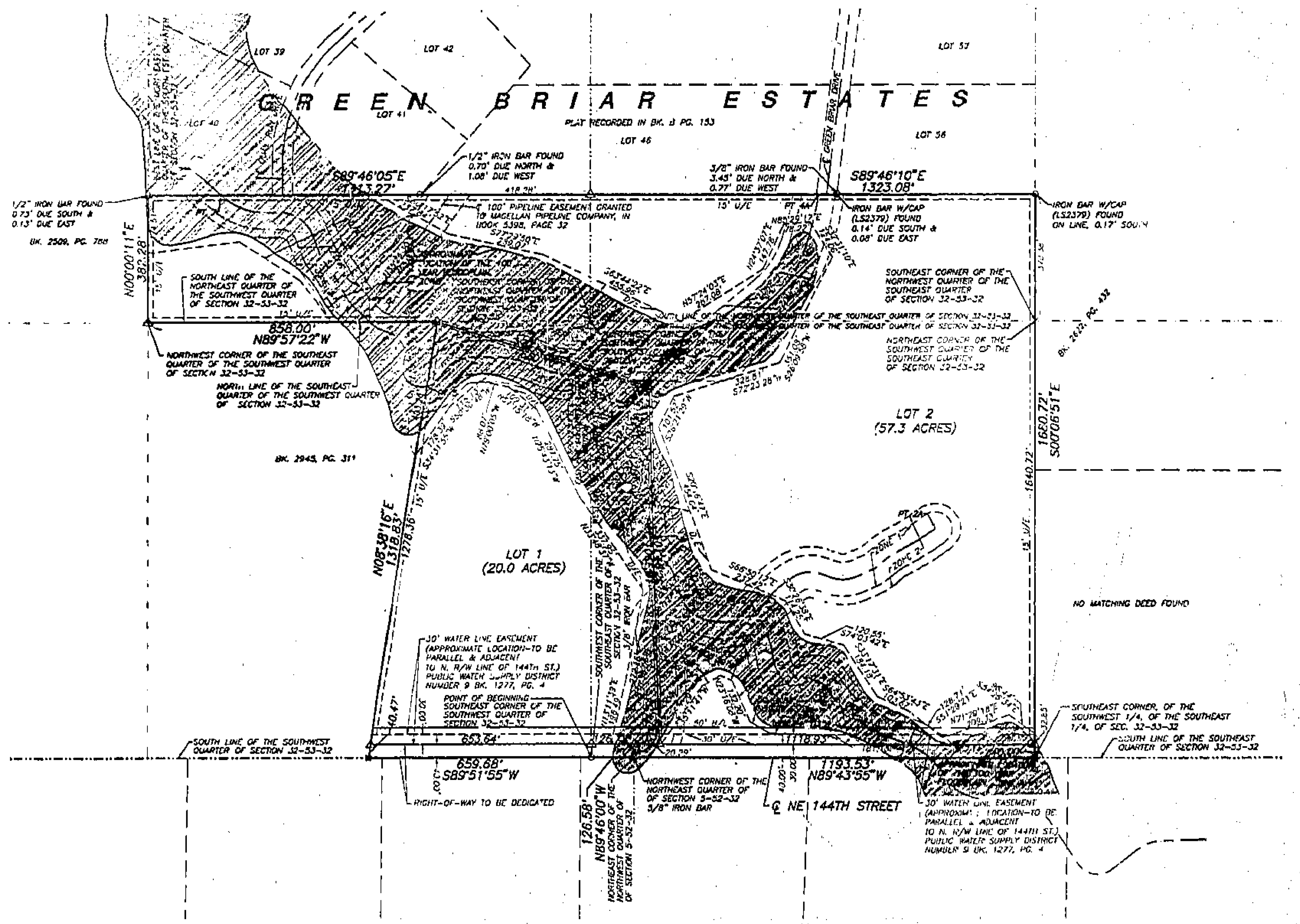


Location Map
Section 32-T53N-R32W
(Not To Scale)

SCALE: 1"=200'
200 100 0 200

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
L = Length
AL = Arc Length
R = Radius
B = Bearing
BK. = Book
PG. = Page
PT = Point
℄ = Centerline
△ Denotes Existing 1/2" Bar Capped MO 15L unless otherwise noted
× Denotes Existing Monument (Cotton Picker Spindle)
○ Denotes Existing Monument by Others

Recorded in Clay County, Missouri
Date and Time: 07/26/2006 02:22:14 PM
Instrument Number: 2006-31916
Book: F Page: 39
Instrument Type: PL
Page Count: 1
Recording Fee: $98.00
Grantor: COOPER, REYNOLDS G
Grantee: COOPER ACRES 2006
Robert T Sevier, Recorder



DESCRIPTION:
All that part of the South half of Section 32, Township 53, Range 32, Clay County, Missouri being described as follows: Beginning at the Southeast corner of the Southwest Quarter of said Section 32, also being the Southwest corner of the Southeast Quarter of said Section 32, being a point on the North line of the Northwest Quarter of Section 5, Township 52, Range 32, and being a point on centerline of 144th Street; thence along the South line of the Southwest Quarter of said Section 32, also being the North line of the Northwest Quarter of said Section 5, and being the centerline of said 144th Street, South 89 degrees 51 minutes 55 seconds West, a distance of 659.68 feet; thence North 08 degrees 38 minutes 16 seconds East, a distance of 1318.83 feet to a point on the North line of the Southeast Quarter of the Southwest Quarter of said Section 32, also being the South line of the Northeast Quarter of the Southwest Quarter of said Section 32; thence along the North line of the Southeast Quarter of the Southwest Quarter, also being the South line of the Northeast Quarter of the Southwest Quarter of said Section 32, North 89 degrees 57 minutes 22 seconds West, a distance of 858.00 feet to the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 32, also being the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 32; thence along the West line of the Northeast Quarter of the Southwest Quarter of said Section 32, North 00 degrees 00 minutes 11 seconds East, a distance of 382.28 feet to the Southwest corner of GREEN BRIAR ESTATES, a subdivision of land in Clay County, Missouri; thence along the South line of said GREEN BRIAR ESTATES, South 89 degrees 46 minutes 05 seconds East, a distance of 1313.27 feet to a point on the East line of the Northeast Quarter of said Southwest Quarter, also being a point on the West line of the Northwest Quarter of the Southeast Quarter of said Section 32; thence continuing along the South line of said GREEN BRIAR ESTATES, South 89 degrees 46 minutes 10 seconds East, a distance of 1323.08 feet to the Southeast corner of said GREEN BRIAR ESTATES, also being a point on the East line of the West half of the Southeast Quarter of said Section 32; thence along the East line of the West half of the Southeast Quarter of said Section 32, South 00 degrees 06 minutes 51 seconds East, a distance of 1680.72 feet to the Southeast corner of the West half of the Southeast Quarter of said Section 32, also being the centerline of said 144th Street, and being a point on the North line of the Northeast Quarter of said Section 5; thence along the South line of the West half of the Southeast Quarter of said Section 32, also being the North line of the Northeast Quarter of said Section 5, North 89 degrees 43 minutes 55 seconds West, a distance of 1193.53 feet to the Northwest corner of the Northeast Quarter of said Section 5, also being the Northeast corner of the Northwest Quarter of said Section 5; thence along the North line of the Northwest Quarter of said Section 5, and continuing along the South line of the West half of the Southeast Quarter of said Section 32, and being the centerline of said 144th Street, North 89 degrees 46 minutes 00 seconds West, a distance of 126.58 feet to the Point of Beginning. Said tract contains 79.14 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 "COOPER ACRES 2006".

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.

IN TESTIMONY WHEREOF: The undersigned proprietors have hereunto set their hands this 9th day of June, 2006.

Reynolds G. Cooper (signed) — Reynolds G. Cooper
Wilma L. Cooper (signed) — Wilma L. Cooper

STATE OF Missouri
COUNTY OF Clay]s.s.

Be it remembered that on this 9th day of June, 2006, before me, a Notary Public in and for said County and State, came Reynolds G. Cooper and Wilma L. Cooper, husband and wife, to me personally known to be the same people 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 notarial seal at my office in Clay County, Missouri on the day and year last written.

Vicki L. Durbin (signed)
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/20/2009

VICKI L. DURBIN
Notary Public - Notary Seal
Commission # 05479837
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXPIRES JAN. 20, 2009

This plat of Cooper Acres 2006 has been submitted to and approved by the Clay County Planning Commission this 4th day of April, 2006.

(signed) — Chairman, Planning and Zoning Commission
David M. Clements (signed) — Director, Planning and Zoning Commission

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this 24th day of April, 2006, Resolution #2006-162.

ATTEST:

(signed) — County Counselor
(signed) — County Clerk

(signed) — Presiding Commissioner
(signed) — Western District Commissioner
(signed) — 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

CENTERLINE OF CREEK POINT 1 TO POINT 2		
FROM PT 1	R=201.48	AL=0.38
	B=N68°40'52"W	L=80.16
	R=244.61	AL=197.29
	B=N36°23'44"W	L=35.76
	R=43.08	AL=30.80
	B=S64°02'10"W	L=28.37
	R=26.79	AL=34.61
	B=N41°56'09"W	L=38.23
	R=48.68	AL=54.89
	B=N10°07'43"W	L=29.76
	R=270.64	AL=106.23
	R=20.00	AL=11.13
TO PT 2		

CENTERLINE OF CREEK POINT 2 TO POINT 3		
FROM PT 2	R=20.00	AL=16.32
	B=S88°11'15"W	L=23.44
	R=151.21	AL=81.86
	B=N50°47'35"W	L=23.53
	R=101.64	AL=109.02
TO PT 3		

CENTERLINE OF CREEK POINT 3 TO POINT 4		
FROM PT 3	R=101.64	AL=1.21
	B=N16°08'45"W	L=73.02
	R=53.00	AL=21.06
	B=N41°46'23"W	L=46.19
	R=120.12	AL=83.50
	B=N05°54'06"W	L=10.84
	R=131.42	AL=72.43
	B=N35°20'10"W	L=132.07
	R=117.29	AL=90.32
	B=N08°38'03"E	L=68.87
	R=115.04	AL=37.45
	B=N10°58'32"W	L=16.55
	R=94.16	AL=44.10
	B=N45°31'30"W	L=10.78
	R=16.05	AL=2.77
TO PT 4		

CENTERLINE OF CREEK POINT 4 TO POINT 5		
FROM PT 4	R=16.05	AL=9.32
	B=N85°51'11"W	L=101.15
	R=70.56	AL=21.78
	B=N68°09'53"W	L=62.58
	R=321.02	AL=136.59
	B=S87°27'23"W	L=54.25
	R=96.71	AL=79.62
	B=S40°17'06"W	L=44.67
	R=57.55	AL=33.15
TO PT 5		

CENTERLINE OF CREEK POINT 5 TO POINT 6		
FROM PT 5	R=52.55	AL=101.53
	B=N07°07'42"E	L=40.46
	R=42.53	AL=39.82
	B=N46°31'14"W	L=12.47
	R=103.40	AL=38.44
	B=N67°48'21"W	L=17.24
	R=125.07	AL=43.85
TO PT 6		

CENTERLINE OF CREEK POINT 6 TO POINT 7		
FROM PT 6	R=125.07	AL=4.64
	B=N44°40'27"W	L=69.37
	R=133.74	AL=37.68
	B=N26°48'04"W	L=50.59
	R=86.82	AL=8.15
	B=N34°08'27"W	L=73.69
	R=55.24	AL=7.95
	B=N22°13'37"W	L=69.33
	R=99.28	AL=115.17
	B=N88°42'30"W	L=55.69
	R=180.93	AL=128.64
	B=N47°58'10"W	L=9.22
TO PT 7		

CENTERLINE OF CREEK POINT 2 TO POINT 2A		
FROM PT 2	B=N33°00'43"E	L=42.88
	R=220.16	AL=86.67
	B=N55°37'12"E	L=29.82
	R=90.30	AL=83.54
	B=S71°24'29"E	L=38.57
	R=103.88	AL=75.83
	B=N68°46'02"E	L=42.47
	R=117.83	AL=33.14
	B=N49°40'54"E	L=22.05
	R=163.74	AL=38.96
	B=N61°49'33"E	L=45.62
	R=476.06	AL=52.97
	B=N55°27'24"E	L=37.34
TO PT 2A		

CENTERLINE OF CREEK POINT 3 TO POINT 3A		
FROM PT 3	B=S31°46'33"W	L=66.51
	R=56.84	AL=43.85
	B=S10°12'18"E	L=113.05
	R=192.20	AL=42.75
	B=S02°32'04"W	L=68.48
	R=146.72	AL=69.10
	B=S29°31'04"W	L=3.23
TO PT 3A		

CENTERLINE OF CREEK POINT 4 TO POINT 4A		
FROM PT 4	B=N37°49'41"E	L=2.54
	R=100.95	AL=153.21
	B=S47°37'37"E	L=41.63
	R=1900.01	AL=80.48
	B=N89°43'18"E	L=97.78
	R=27.68	AL=42.71
	B=N01°17'34"E	L=17.95
	R=44.02	AL=37.40
	B=N49°38'34"E	L=142.91
	R=330.11	AL=190.22
	B=N16°37'35"E	L=33.58
	R=604.87	AL=106.31
TO PT 4A		

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 1550, Page 708.
3. This plat meets the accuracy requirements for an urban Class of Property.
4. Approximate location of the 100 year floodplain (Zone A) is shown per FIRM Map No. 2900860015 B, dated April 16, 2003. Remaining areas lie outside the 100 year floodplain (Zone X).
5. Stream Buffer Setbacks - There shall be no clearing, grading, construction or disturbance of vegetation within Stream Buffer Zone 1 or 2, except as permitted by Clay County.
6. Clay County will require an elevation certificate at the time of building permit.
7. Blanket easement for right of way as disclosed by instrument filed December 12, 1930, recorded in Book 274, at Page 534, in favor of Great Lakes Pipe Company; conveyed and assigned to Williams Brothers Pipe Line Company by instrument filed March 30, 1966, recorded in Book 891, at Page 210; and amended by instrument filed May 15, 1996, recorded in Book 2558, at Page 704. Said blanket easement partially released by instrument filed June 8, 2006, recorded in Book 5398, at Page 32.
8. Contact: Williams Energy Services, Real Estates Representative, 13424 W. 98th Street, Shawnee Mission, KS 66215-1362. Landowner will not erect, construct, plant or create any buildings, improvements, roads, structures, trees, shrubs, fences or obstructions of any kind either on, above, or below the surface of the ground on the pipeline easement, or change the grade or elevation thereof, or cause or permit these things to be done by others, without the prior written permission of Williams Pipeline (WPL).

I hereby state that the plat of COOPER ACRES 2006 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: 6/8/2006

STATE OF MISSOURI — MARK KINGSTROM — NUMBER LS-2468 — REGISTERED LAND SURVEYOR
(signed) 6/8/2006

Cab. F
7/26/06 Bk.

FINAL PLAT COOPER ACRES 2006 CLAY COUNTY, MISSOURI	
Aylett, Flowers Survey & Engineering Company 201 NW 72ND Street-Gladstone, Missouri 64118-1821 Phone (816) 436-0732-www.afsec.com-Fax (816) 436-0702 Land Surveying ~ Civil Engineering ~ Land Planning	Prepared For: REYNOLDS & WILMA COOPER 203 E. SUMMIT STREET SMITHVILLE, MISSOURI 64089
Drawn By: NRM | File Name: 45305FPA | SEC: 32-53-32	Date: June 8, 2006 | Job No: 45295

http://www.ClayCoGov.com