Clay County, Missouri
Land Survey Document

FINAL PLAT

NEW HOPE RETREAT CENTER

A SUBDIVISION IN THE SW 1/4 OF SEC. 6 & THE NW 1/4 OF SEC. 7–TWP. 53 N.–RGE. 30 W. & THE SE 1/4 OF SEC. 1 AND THE NE 1/4 OF SEC. 12–TWP. 53 N.–RGE. 31 W., CLAY COUNTY, MISSOURI

SHEET 2 OF 2

LEGAL DESCRIPTION:

A tract of land in the Fractional Southwest Quarter of Section 6, and the Fractional Northwest Quarter of Section 7, in Township 53, Range 30 and the Southeast Quarter of Section 1 and the Northeast Quarter of Section 12, in Township 53, Range 31, all in Clay County, Missouri, being described as follows: Beginning at the Northeast corner of the Southeast Quarter of said Section 1; thence South 00°30'39" West, along the East line of said Section 1, 139.62 feet to the Northwest corner of the Fractional Southwest Quarter of said Section 6; thence South 00°53'05" West, along the West line of said Fractional Southwest Quarter, 335.30 feet; thence South 89°06'05" East, along the South line of the North 10 acres of said Fractional Southwest Quarter as described in Book 466 at Page 28 in the Office of the Recorder of Deeds in Clay County, Missouri, 251.32 feet; thence South 00°44'15" West, 83.80 feet; thence South 89°06'05" East, along the South line of a tract conveyed to James Loftton by deed recorded in Book T at Page 492, as recorded in the Office of the Recorder of Deeds, Clay County, Missouri, 1039.50 feet to a point on the East line of the West One-Half of said Fractional Southwest Quarter; thence South 00°44'15" West, along said East line, 2247.60 feet to the Southwest corner of said West one half; thence South 01°48'19" West, along the East line of the Fractional Northwest Quarter of said Section 7, 330.00 feet to the Northwest corner of the South 30 acres of the Northeast Quarter of the Northwest Quarter of said Section 7, as established by the plat of Philips Acres, a subdivision of land in Clay County, Missouri; thence South 89°09'43" East, along the North line of the South 30 acres, 1321.31 feet to a point on the East line of the Fractional Northwest Quarter of said Section 7; thence South 01°20'43" West, along said East line, 33.00 feet; thence North 89°09'43" West, 1321.59 feet to a point on the East line of said West one half; thence South 01°48'19" West, along said East line, 294.58 feet to the Southeast corner of the North One-Half of the Northwest Quarter of said Fractional Northwest Quarter; thence North 88°57'37" West, along the South line of said North One-Half, 1293.92 feet to a point on the West line of said Fractional Northwest Quarter; thence South 00°37'13" West, along the East line of the Northeast Quarter of said Section 12, 322.71 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 12; thence South 89°03'47" West, along the South line of said Northeast Quarter, 1344.10 feet to the Southwest corner of said Northeast Quarter; thence North 00°42'49" East, along the West line of said Northeast Quarter, 1355.81 feet to the Northwest corner of said Northeast Quarter; thence North 00°55'57" East, along the West line of the East One-Half of the Southeast Quarter of said Section 1, 2669.80 feet to the Northwest corner of said East One-Half; thence South 89°58'13" East, along the North line of said Southeast Quarter, 593.65 feet; thence South 01°10'38" West, 279.50 feet; thence South 89°58'13" East, 295.77 feet; thence North 01°10'38" East, 279.50 feet to a point on the North line of said Southeast Quarter; thence South 89°58'13" East, along said North line, 448.80 feet to the Point of Beginning. Containing 208.79 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

NEW HOPE RETREAT CENTER

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 therefrom any structure (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 reasonably necessary in exercising the rights granted by the easement.

STREETS: The streets shown on this plat and heretofore not 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 buildings or portion thereof shall be built between this line and the street line.

FLOODPLAIN: Subdivision is in Flood Hazard Zones "A" and "X" per Flood Insurance Rate Map Community Panel Number 2900860050C, Map Revised April 16, 2003. Area within the Flood Zone is approximate and is subject to any inaccuracies that a subsequent topographic survey may disclose. Given the approximate location of flood plain boundary within this subdivision, future single-family dwellings proposed near that boundary may require elevation certificates prior to obtaining building permits.

The undersigned proprietors of the described tract have caused the same to be subdivided as shown on this plat, which subdivision shall be known as NEW HOPE RETREAT CENTER.

IN WITNESS WHEREOF: CLAY-PLATTE BAPTIST ASSOCIATION, a Pro forma Decree Corporation, licensed to do business in the State of Missouri, has caused these presents to be executed this _____ day of _____, 20__.

CLAY-PLATTE BAPTIST ASSOCIATION

Mike Pais

Mike Pais — Secretary/Treasurer

STATE OF Missouri)
) SS
COUNTY OF Clay)

Be it remembered that on this 9 day of May, 20 07, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Mike Pais, to me personally known, who being by me duly sworn, did say that he is Secretary/Treasurer of CLAY-PLATTE BAPTIST ASSOCIATION, a Pro forma Decree Corporation, and that said instrument was signed in behalf of said company and that said David Every acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

My commission expires: 10/21/09

Frank E. Lane
Notary Public

NANCE E. LANE
Notary Public-Notary Seal
State of Missouri, Clay County
Commission # 06786336
My Commission Expires Oct 21, 2009

APPROVALS AND ACCEPTANCES

This plat of NEW HOPE RETREAT CENTER has been submitted to and approved by the Clay County Planning Commission this _____ day of August, 20 06.

Chairman, Planning and Zoning Commission

D.M. Clements
Director, Planning and Zoning Commission

These easements and rights-of-way were accepted by the County Commission of Clay County, Missouri, this day of 29th August, 20 06, Resolution #200 6 - 991.

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

This plat and survey of NEW HOPE RETREAT CENTER were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of NEW HOPE RETREAT CENTER 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 Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

5/03/07
Date

Signed: W. James Schoeny, PLS #1889

REVISED ON 05-03-07
REVISED ON 05-01-07
REVISED ON 04-27-07

LUTJEN

Lutjen, Inc.
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DATE: 07-05-06 | Job No. – | File Name–CHURCH–F

S:\SURVEY\NEW HOPE CHURCH\CHURCH–F

Cert. H. 7/13/07

http://www.ClayCoGov.com