FINAL PLAT

REPLAT OF NEW HOPE RETREAT CENTER

A SUBDIVISION IN THE FRACTIONAL SW 1/4 OF SEC. 6 & THE FRACTIONAL NW 1/4 OF SECTION 7, TOWNSHIP 53 NORTH, RANGE 30 WEST & THE SE 1/4 OF SECTION 1 AND THE NE 1/4 OF SECTION 12, TOWNSHIP 53 NORTH, RANGE 31 WEST, CLAY COUNTY, MISSOURI

SHEET 2 OF 2

PLAT DESCRIPTION:

A replat of part of "New Hope Retreat Center", a subdivision of land recorded June 3, 2007 as Document No. 2007023036, in Book G at Page 117 and located in the Fractional Southwest Quarter of Section 6, and the Fractional Northwest Quarter of Section 7, in Township 53 North, Range 30 West and the Southeast Quarter of Section 1 and the Northeast Quarter of Section 12, in Township 53 North, Range 31 West, all in Clay County, Missouri, being described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 1; thence North 89°58'13" West along the North line of the Southeast quarter of said Section 1, 448.80 feet; thence South 00°30'38" West, 57.00 feet to a point on the Southerly right of way line of NE 186th Street as established by said plat of "New Hope Retreat Center" and the Point of Beginning of the tract of land herein described; thence Easterly along said Southerly right of way line, the following eleven (11) courses: thence South 89°58'05" East, 277.53 feet; thence Southeasterly along a curve to the right, being tangent to the last described course with a radius of 130.00 feet, a central angle of 86°22'07" and an arc distance of 195.95 feet; thence South 03°34'29" East, 148.22 feet; thence Southerly along a curve to the left, being tangent to the last described course with a radius of 250.00 feet, a central angle of 23°44'28" and an arc distance of [illegible] feet to a point on the East line of the Southeast Quarter of said Section 1 and on the West line of the Fractional Southwest Quarter of said Section 6; thence South 00°53'05" West, along said East and West lines, 51.09 feet to the Southwest corner 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; thence South 89°08'05" East, along said South line 38.29 feet; thence Easterly along a curve to the left having an initial tangent bearing of South 41°42'37" East, with a radius of 230.00 feet, a central angle of 39°51'53" and an arc distance of 173.94 feet; thence South 81°54'30" East, 283.43 feet; thence Easterly along a curve to the left, being tangent to the last described course with a radius of 2420.00 feet, a central angle of 08°10'20" and an arc distance of 345.17 feet; thence South 89°44'50" East, 317.14 feet; thence Easterly along a curve to the left, being tangent to the last described course with a radius of 200.00 feet, a central angle of 40°39'49" and an arc distance of 141.94 feet; thence South 89°28'05" East (departing aforesaid Southerly right of way line of NE 186th Street), 31.33 feet to a point on the East line of the West One-Half of the Fractional Southwest quarter of said Section 6; thence South 00°44'15" West, along said East line, 2247.80 feet to the Southeast corner of said West One-Half; thence South 00°40'19" West, along the East line of the West One-Half of the Fractional Northwest Quarter of said Section 7, 330.00 feet to the Northeast corner of the South 30 acres of the Northeast Quarter of the Northwest Quarter of said Section 7, as established by the plat of Phillips Acres, a subdivision of land in Clay County, Missouri; thence South 89°59'43" East, along the North line of said South 30 acres, 1321.31 feet to a point on the East line of the Fractional Northwest Quarter of said Section 7; thence South 00°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 00°40'19" 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°57'03" West, along the South line of said North One-Half, 1293.92 feet to the Southwest corner of said North One-Half, said point also being on the East line of the Northeast Quarter of said Section 12; thence South 00°57'13" West, along said East line, 522.71 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 12; thence South 89°33'47" West, along the South line of the Northeast Quarter of said Northeast Quarter, 1344.10 feet to the Southwest corner of the Northeast quarter of said Northeast Quarter; thence North 00°42'48" East, along the West line of the Northeast Quarter of said Northeast Quarter, 243.39 feet to a point on the Easterly right of way line of Scott Road as established by said plat of "New Hope Retreat Center"; thence Northerly along said Easterly right of way line the following five (5) courses: thence Northerly along a curve to the left having an initial tangent bearing of North 37°09'04" East, with a radius of 215.00 feet, a central angle of 38°10'43" and an arc distance of 135.76 feet; thence North 00°58'21" East, 1443.24 feet; thence North 01°01'25" East, 1198.94 feet; thence North 00°48'23" East, 632.83 feet; thence Northeasterly along a curve to the right, being tangent to the last described course with a radius of 260.00 feet, a central angle of 89°15'03" and an arc distance of 405.01 feet to a point on the Southerly right of way line of aforesaid NE 186th Street as established by said plat of "New Hope Retreat Center"; thence South 89°58'05" East (departing aforesaid Easterly right of way line of Scott Road) along said Southerly right of way line, 267.33 feet; thence South 00°30'38" West, 222.64 feet; thence South 89°58'13" East, 295.77 feet; thence North 00°30'38" East, 222.50 feet to the Point of Beginning. Plat contains 201.49 acres more or less. Except that part if any in right of way for Old "B0" Highway along the 33.00' long course on the East property line.

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:

REPLAT OF 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 thereover 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 29095C0200C, 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 REPLAT OF 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 25th day of March, 2009.

CLAY-PLATTE BAPTIST ASSOCIATION

Michael E. Palis

Michael E. Palis — President

STATE OF Missouri)
) SS
COUNTY OF Platte)

Be it remembered that on this 25th day of March, 2009, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Michael E. Palis, to me personally known, who being by me duly sworn, did say that he is President 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 Everly 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: 1-20-2012

Theresa L Yount
Notary Public

THERESA L YOUNT
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
COUNTY OF PLATTE
MY COMMISSION EXPIRES: JAN 20, 2012
COMMISSION #08427484

APPROVALS AND ACCEPTANCES

This plat of REPLAT OF NEW HOPE RETREAT CENTER has been submitted to and approved by the Clay County Planning Commission this 9th day of February, 2009.

Chairman, Planning and Zoning Commission

(Director, Planning and Zoning Commission

These easements and rights-of-way were accepted by the County Commission of Clay County, Missouri, this day of 23rd February, 2009. Resolution #200 9 - 74.

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 REPLAT OF NEW HOPE RETREAT CENTER were executed by LUTJEN, INC., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of REPLAT 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.

5-24-09
Date

JASON S. ROLLO, MO PLS 2002014092

Date of Survey
10-29-08
Revised 10-20-08
Revised 11-20-08
Revised 12-04-08
Revised 3-24-09

Surveyed By:	
Reviewed By:	J.S.R.
Drafted By:	W.J.S.
Lutjen Project No.: 08261	

LUTJEN

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surveying
planning
engineering
landscape architecture

Sheet No.:
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Location: S:\Survey\NEW HOPE CHURCH\REPLAT CB\NEW HOPE REPLAT-FINAL.dwg

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