FINAL PLAT
CLEAR CREEK RIDGE
KEARNEY, CLAY COUNTY, MISSOURI
NE 1/4 Sec. 35 Twp. 53 Rge. 31

Recorded in Clay County, Missouri
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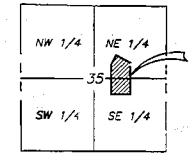
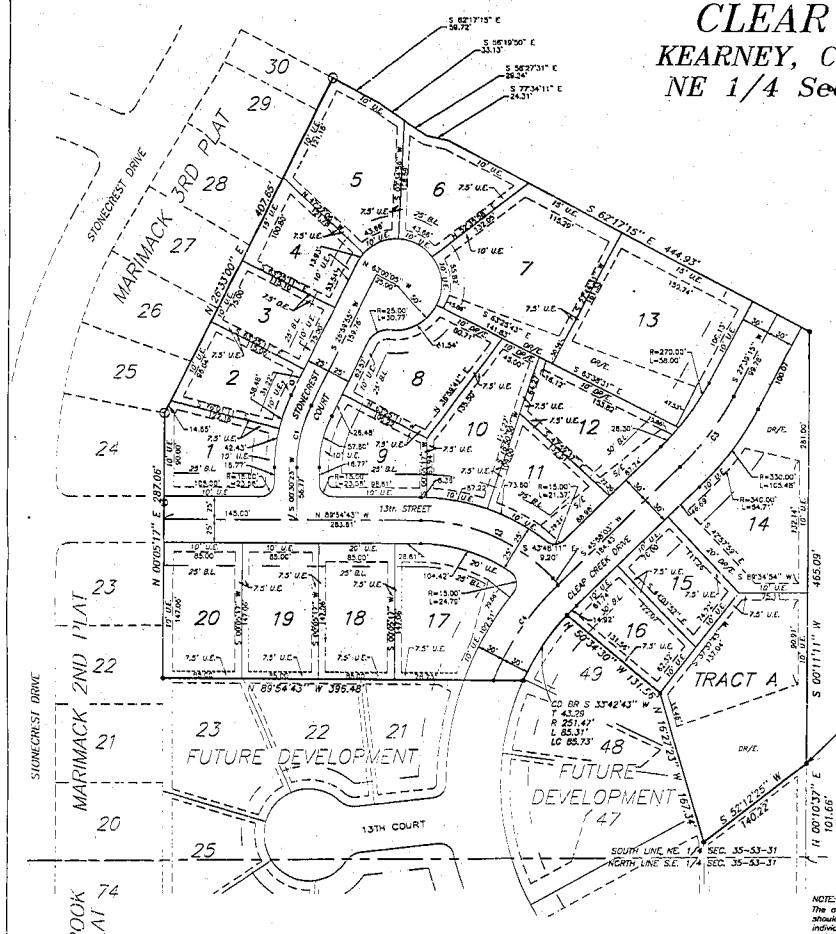
Recording Fee: $46.00 S
Grantor: MCBEE DEVELOPMENT
Grantee: CLEAR CREEK RIDGE
Robert T Sewer, Recorder



SECTION 35, TOWNSHIP 53, RANGE 31
BEARINGS AND COORDINATES ARE BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM NORTH ZONE
ELEVATIONS ARE BASED ON NAVD 1988



LEGEND:
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
DR/E = DRAINAGE EASEMENT
◎ = EXISTING PERMANENT MONUMENT
○ = FOUND EXISTING BAR
• = 1/2" BAR WITH LS CAP TO BE SET IN CONCRETE

NOTES:

1. All rear lot corners and boundary corners shall be set with 1/2" Bar with plastic cap marked T.J. Story K492/M2005, unless otherwise indicated hereon.

2. All curbs shall be notched on an extension of the lot line after street construction has been completed, in lieu of setting front lot corners.

3. All rear and side lot lines have a 7.5' U/E unless otherwise noted.

LEGAL DESCRIPTION:

A portion of a tract of land in the Northeast and Southeast Quarter of Section 35, Township 53, Range 31, in the City of Kearney, Clay County, Missouri, being more particularly described as follows:

Commencing at the Southeast corner of said Section 35;

Thence North 00 degrees 15 minutes 21 seconds East, along the East line of said southeast Quarter Section, a distance of 2635.12 feet, to the East Quarter Corner of said Section 35;

Thence South 89 degrees 22 minutes 33 seconds West, along the North line of the Southeast Quarter of said Section 35, a distance of 1322.16 feet;

Thence North 00 degrees 10 minutes 37 seconds East , a distance of 101.66 feet, to the Point of Beginning;

Thence South 52 degrees 12 minutes 25 seconds West , a distance of 140.22 feet;

Thence North 16 degrees 27 minutes 23 seconds West, a distance of 167.34 feet;

Thence North 50 degrees 34 minutes 30 seconds West, a distance of 131.56 feet;

Thence Southwesterly along a nontangent curve to the left having a Chord Bearing of South 33 degrees 42 minutes 43 seconds West, a Radius of 251.47 feet, a Chord Length of 85.31 feet, and an Arc Length of 85.73 feet;

Thence North 89 degrees 54 minutes 43 seconds West, a distance of 395.48 feet, to a point on the East line of Lot 22, MARIMACK 2ND PLAT , a subdivision of land in the City of Kearney, Clay County, Missouri according to the recorded Plat thereof;

Thence North 00 degrees 05 minutes 17 seconds East, along the East line of lots 22, 23, and 24 of said MARIMACK 2nd PLAT , a distance of 287.05 feet, to the northeast corner of said lot 24, point also being the Southeast corner of Lot 25 MARIMACK 3rd PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri;

Thence North 20 degrees 33 minutes 00 seconds East, along the east lines of Lots 25 thru 29 , of said MARIMACK 3rd PLAT, a distance of 407.65 feet;

Thence South 62 degrees 17 minutes 15 seconds East, a distance of 59.72 feet;

Thence South 56 degrees 19 minutes 50 seconds East, a distance of 33.13 feet;

Thence South 56 degrees 27 minutes 31 seconds East, a distance of 29.24 feet;

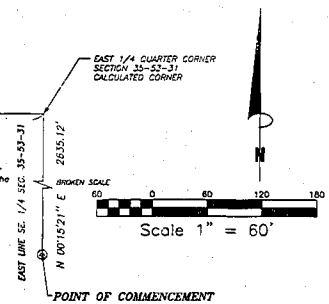
Thence South 77 degrees 34 minutes 11 seconds East, a distance of 24.31 feet;

Thence South 62 degrees 17 minutes 15 seconds East, a distance of 444.93 feet;

Thence South 00 degrees 11 minutes 11 seconds West, a distance of 465.09 feet to the Point of Beginning.

Contains 368,113.52 square feet or 8.45 acres

NOTE:
The area labeled "Tract A" is to be maintained by the Homes Association or should the Homes Association fail or fail to properly maintain these areas the individual owners of lots in the subdivision will be responsible for the maintenance of these areas



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	69.36	150.00	35.31	68.74	S13°20'03"W
C2	160.91	200.00	85.10	156.61	N56°51'08"W
C3	95.89	300.00	48.36	95.48	N36°48'39"E
C4	125.32	300.00	63.59	124.41	S34°00'00"W

I HEREBY CERTIFY THAT ON THE UNDERSIGNED DATE, WE COMPLETED A SURVEY OF THE DESCRIBED PROPERTY, UNDER MY DIRECT SUPERVISION AND THAT THE DETAILS ABOVE SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR TJOMAN A. STORY MISSOURI LS-2005-0012 — 2006

DEDICATION:
The undersigned proprietor of the property described hereon has caused the same to be subdivided in the manner shown on this plat, which subdivision and plat shall hereafter be known as CLEAR CREEK RIDGE. It shall be a sufficient description of the lots shown on this plat to designate the same by the number which appears near the center of said Lots, followed by the words CLEAR CREEK RIDGE.

EASEMENTS:
An easement or license is hereby granted to the City of Kearney, Missouri, to locate, construct, and maintain or to authorize the location, construction, maintenance and use of conduits for all and any purpose: water, gas, sanitary and storm sewers, poles, wires and anchors or all or any of them, over under, and along the strips of land outlined on this plat and designated by the words "Utility Easement" or "U.E", "Sanitary Easement" or "S/E", and "Drainage Easement" or "DR/E".

STREETS:
The streets shown on this plat and not heretofore dedicated to public use 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.

TRACT A:
Tract A is for stormwater detention and shall be owned by the homeowners association

IN TESTIMONY WHEREOF:
McBee Development LLC, a Missouri Limited Liability Company, has by authority of its authorized agent, caused this instrument to be executed this 16 day of June, 2009

McBee Development, LLC

By: Steve A. McBee, Authorized Agent

On this 16 day of June, before me, the undersigned, a notary public, appeared Steve A. McBee, to me personally known, who being by me duly sworn, did say that he is the authorized agent of McBee Development LLC, and that said instrument was signed in behalf of said Company by the authority of its governing body, and that said Steve A. McBee acknowledged said instrument to be the free act and deed of said Company, and he July acknowledges the execution of same.

IN WITNESS THEREOF:
I have hereunto set my hand and affixed my notarial seal at my office in said County and State above

My Commission Expires: 4-28-13

Notary Public: Melanie W. Brandon

Melanie W. Brandon
Notary Public/Notary Seal
#09771931
County of Clay
Commission Expires April 28 2013

PLANNING AND ZONING COMMISSIONS :
This is to certify that the foregoing plat was duly submitted and approved by the Planning and Zoning Commission of the City of Kearney Missouri this 10 day of April, 2006

Chairperson: Kathy Whipple — Secretary: Darren Riley

This is to certify that the foregoing plat has been approved, and the streets and easements shown hereon are accepted by Ordinance No.

Witness the hand of the undersigned Mayor and City Clerk this 15 day of May, 2006

Mayor: Bill Dane — City Clerk: Joan Upalke

DRAWN BY: RSK DATE: JUNE 03 2009 DWG. NO.:	APPROVED BY: TJS PROJ. NO. DWG.	REVISIONS	FOR: MCBEE DEVELOPMENT, LLC 3120 JUANITA DR BUCKNER MO. 64016	STORY SURVEYING 2300 HUTTON RD. SUITE 108 KANSAS CITY, KS. 66109 913-334-1813	SHT. NO.