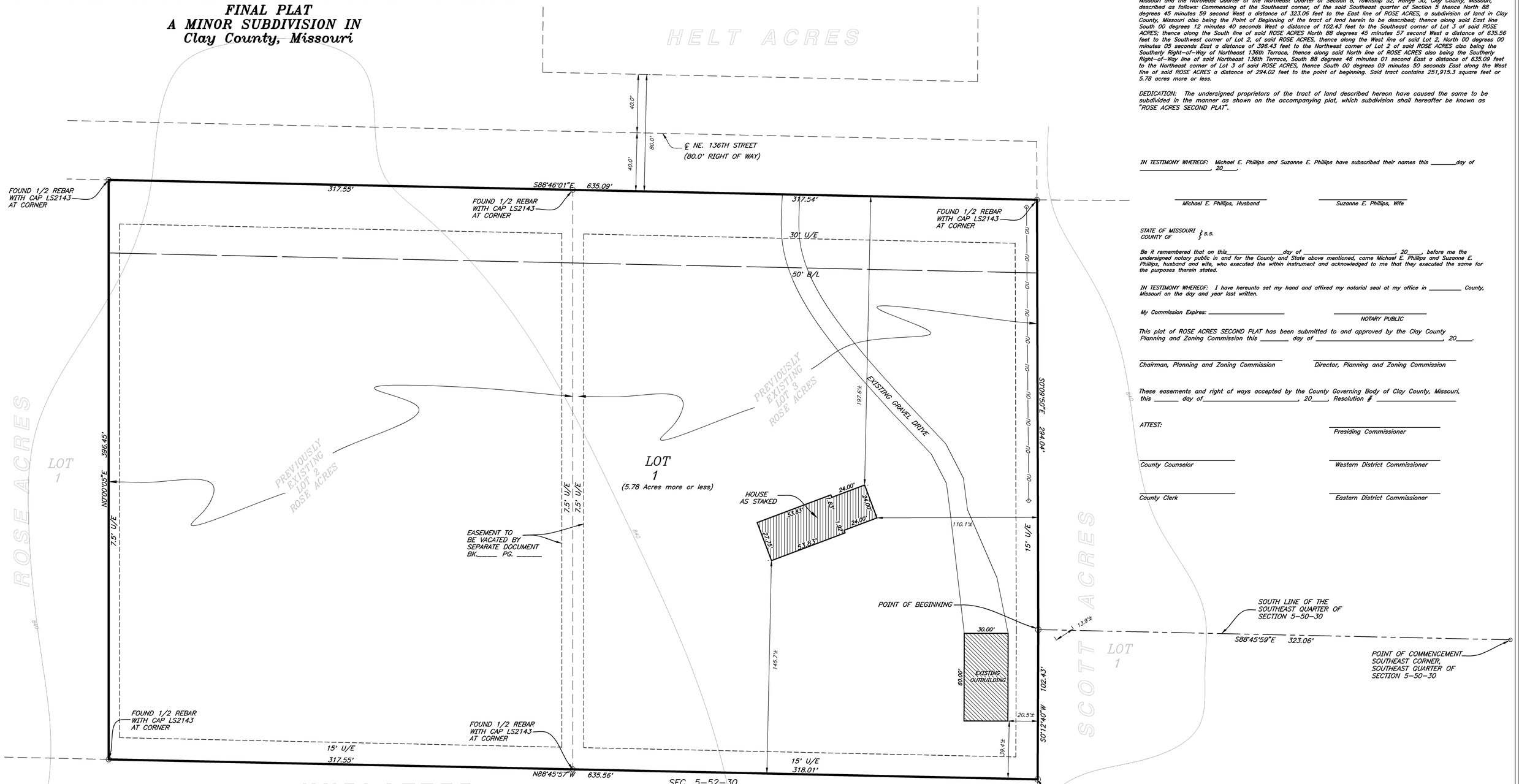
Drawn By: ZAB	File Name: 49950FPA	Job No: 49950

ROSE ACRES SECOND PLAT

FINAL PLAT
A MINOR SUBDIVISION IN
Clay County, Missouri



PROPERTY DESCRIPTION:

All that portion of the Southeast Quarter of the Southeast Quarter of Section 5, Township 52, Range 30, Clay County, Missouri and the Northeast Quarter of the Northeast Quarter of Section 8, Township 52, Range 30, Clay County, Missouri, described as follows: Commencing at the Southeast corner, of the said Southeast quarter of Section 5 thence North 88 degrees 45 minutes 59 second West a distance of 323.06 feet to the East line of ROSE ACRES, a subdivision of land in Clay County, Missouri also being the Point of Beginning of the tract of land herein to be described; thence along said East line South 00 degrees 12 minutes 40 seconds West a distance of 102.43 feet to the Southeast corner of Lot 3 of said ROSE ACRES; thence along the South line of said ROSE ACRES North 88 degrees 45 minutes 57 second West a distance of 635.56 feet to the Southwest corner of Lot 2, of said ROSE ACRES; thence along the West line of said Lot 2, North 00 degrees 00 minutes 05 seconds East a distance of 396.43 feet to the Northwest corner of Lot 2 of said ROSE ACRES also being the Southerly Right-of-Way of Northeast 136th Terrace, thence along said North line of ROSE ACRES also being the Southerly Right-of-Way line of said Northeast 136th Terrace, South 88 degrees 46 minutes 01 second East a distance of 635.09 feet to the Northeast corner of Lot 3 of said ROSE ACRES, thence South 00 degrees 09 minutes 50 seconds East along the West line of said ROSE ACRES a distance of 294.02 feet to the point of beginning. Said tract contains 251,915.3 square feet or 5.78 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 "ROSE ACRES SECOND PLAT".

IN TESTIMONY WHEREOF: Michael E. Phillips and Suzanne E. Phillips have subscribed their names this _____day of _____, 20____.

Michael E. Phillips, Husband — *Suzanne E. Phillips, Wife*

STATE OF MISSOURI } s.s.
COUNTY OF }

Be it remembered that on this_____day of _____, 20____, before me the undersigned notary public in and for the County and State above mentioned, came Michael E. Phillips and Suzanne E. Phillips, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in _____ County, Missouri on the day and year last written.

My Commission Expires: _____ — *NOTARY PUBLIC*

This plat of ROSE ACRES SECOND PLAT has been submitted to and approved by the Clay County Planning and Zoning Commission this _____ day of _____, 20____.

Chairman, Planning and Zoning Commission — *Director, Planning and Zoning Commission*

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this _____ day of_____, 20____, Resolution # _____

ATTEST:

Presiding Commissioner

County Counselor — *Western District Commissioner*

County Clerk — *Eastern District Commissioner*

I hereby state that the plat of ROSE ACRES SECOND 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 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.

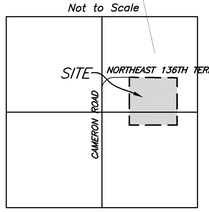
DATE:_____ — *Sam A. Aylett, PLS #2074*

LEGEND:

○	= FOUND MONUMENT
℄	= CENTERLINE
U/E	= UTILITY EASEMENT
B/L	= BUILDING LINE
I/E	= INGRESS/EGRESS EASEMENT
N.T.S.	= NOT TO SCALE
—oo—	= Overhead Utility Lines
-O-	= Utility Pole

SCALE: 1"=30'
30 15 0 30

SEC. 5-52-30
Not to Scale



SEC. 8-52-30
Not to Scale

Location Map

GENERAL NOTES::
1. Record deed reference Book 6403 at Page 56
2. Per FIRM Community Panel Number 29000860085 B dated April 16, 2003 this tract of land does not lie within a regulatory floodplain.
3. Basis of Bearing is the recorded plat of ROSE ACRES per Instrument 2006030373, Plat Book G at Page 73.
4. Maximum Height for all structures in thsi subdivision shall be in accordance with County regulations regarding zoning and airport land use. The minimization of aircraft noise can be achieved by construction techniques. Noise Attenuation Construction standards of Clay County Land Development Code Section 151-5 O, are strongly encouraged with construction of homes in this subdivision.
5. Zoned R1a
6. The Building Lines, Easements and Road Right-of-Way as shown were dedicated by the Plat of ROSE ACRES.

FINAL PLAT
ROSE ACRES SECOND PLAT
A Minor Subdivision in Clay County, Missouri

AYLETT SURVEY & ENGINEERING CO.
LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING
201 NW. 72ND ST. ~ GLADSTONE, MO 64118
PH. (816) 436-0732 ~ FAX (816) 436-0767

Prepared For:
Michael Phillips
24205 N.E. 136th Terrace
Excelsior Springs, Missouri
PH. (816)781-5736

SHEET 1 OF 1

Drawn By: ZAB	File Name: 49950FPA	SEC: 5&8-52-30	Date: 05/28/2015	Job No: 49950