

LOT 2A-1 SUNSET RIDGE

A Replat of Lot 2A being a Replat of Lot 2 in Sunset Ridge

FINAL PLAT

DESCRIPTION:

All of Lot 2A, Replat of Lot 2 in Sunset Ridge, a subdivision in the W1/2 of the NW1/4 of Section 24, Township 53 North of the Baseline, Range 31 West of the Fifth Principal Meridian, recorded in Book G at Page 23, in Clay County Recorder of Deeds Office, Clay County, Missouri. Containing 13.00 acres and subject to all easements, restrictions, reservations and rights of way of record.

DEDICATIONS:

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 easement 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 there over 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.

A recreational easement (R.E.) consistent with the Northland Trails design guidelines has been granted to Clay County for the purpose of developing part of trail "C-2" of the Northland Trails Plan within the first 15 feet of the property line along NE 164th Street..

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.

VACATION: Existing 15' Telephone Easement, existing 15' Electric Line Easement and the Existing 60-foot Ingress Egress easement are vacated, as labeled and shown on this plat, are hereby vacated for their designated use.

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 LOT 2A-1, SUNSET RIDGE and shall consist of a total of one (1) lot.

In testimony whereof, Roger A. Smith and Brenda S. Smith, husband and wife have subscribed their names this _____ day of _____, 20____.

Roger A. Smith

Brenda S. Smith

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

On this day _____ of _____, 20____ before me a Notary Public in and for said State, personally appeared the above persons, who executed the within instrument and acknowledged to me that executed the same for the purposes herein stated.

My Commission expires: _____

Notary Public

CLAY COUNTY APPROVALS AND ACCEPTANCES

This plat of LOT 2A-1 SUNSET RIDGE has been submitted and considered by Clay County Planning and Zoning Commission, and is _____ this _____ day of _____, 20____

Chairman, Planning and Zoning

Director, Planning and Zoning

Presiding Commissioner

Eastern Commissioner

Western Commissioner

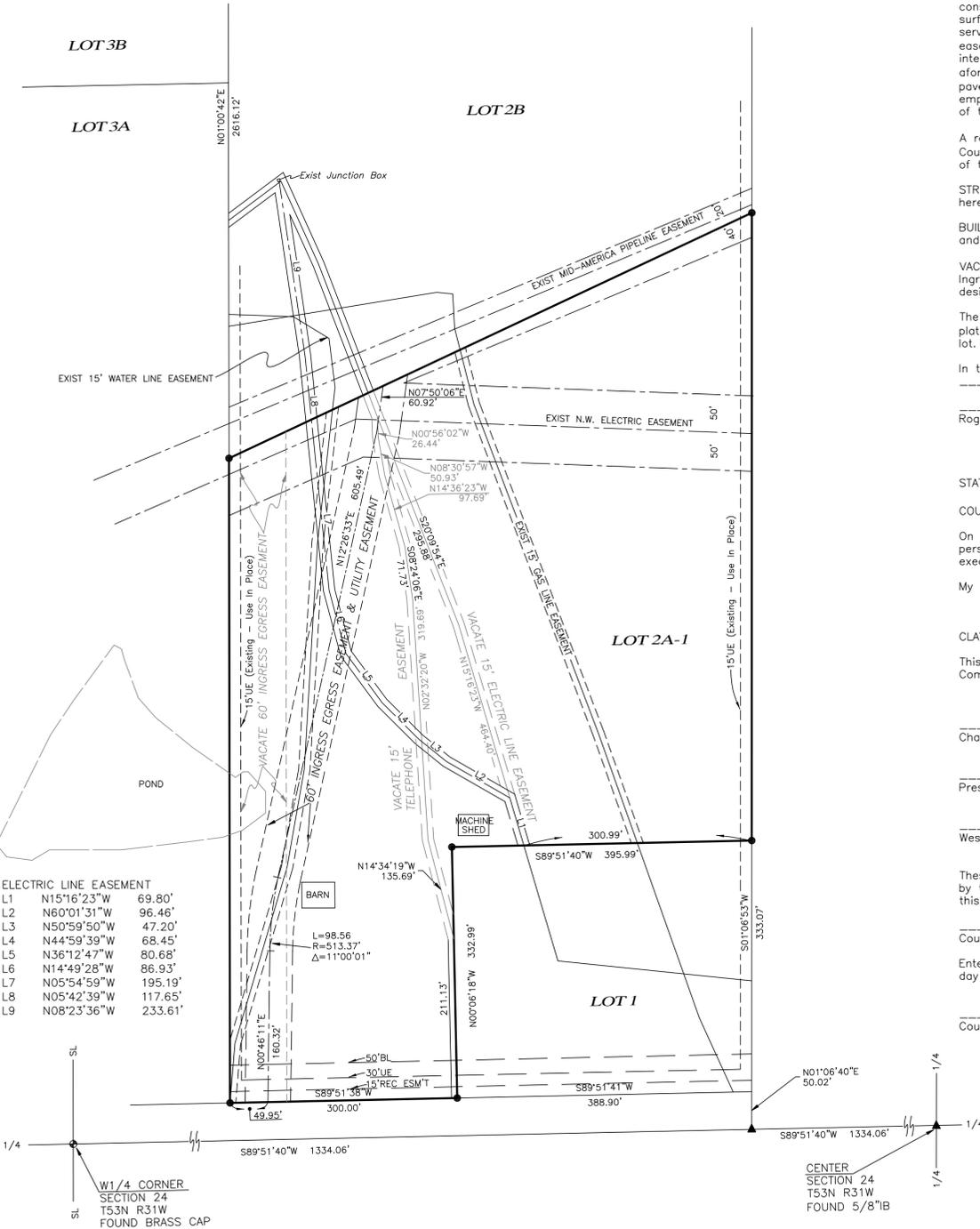
County Counselor

These easements and right-of-way accepted by the Governing Body of Clay County, MO., this _____ day of _____, 20____

County Clerk

Entered on transfer record this _____ day of _____, 20____

County Recorder



ELECTRIC LINE EASEMENT

L1	N15°16'23"W	69.80'
L2	N60°01'31"W	96.46'
L3	N50°59'50"W	47.20'
L4	N44°59'39"W	68.45'
L5	N36°12'47"W	80.68'
L6	N14°49'28"W	86.93'
L7	N05°54'59"W	195.19'
L8	N05°42'39"W	117.65'
L9	N08°23'36"W	233.61'

VACATION DESCRIPTIONS:

TELEPHONE EASEMENT

Vacation of a 15 foot telephone easement over Lot 2A, Replat of Lot 2 in Sunset Ridge as recorded in Book G at Page 23 in the Recorder of Deeds Office, Clay County, Missouri, being 7.5 feet on each side of the following described centerline Beginning at the SW corner of Lot 1 of Sunset Ridge as recorded in Cabinet C at Sleeve 390 in the Recorder of Deeds Office, Clay County, Missouri; thence N00°06'15"W along the west line of said Lot 1, a distance of 211.13 feet; thence N13°28'13"W, a distance of 135.69 feet; thence N02°32'20"W, a distance of 319.69 feet; thence N07°18'00"W, a distance of 71.73 feet; thence N14°36'23"W, a distance of 97.69 feet; thence N08°30'57"W, a distance of 50.93 feet; thence N00°56'02"W, a distance of 26.44 feet; thence N19°52'54"W, a distance of 34.35 feet to the north line of said Lot 2A and the terminus of said centerline.

ELECTRIC LINE EASEMENT

Vacation of a 15 foot electric line easement over Lot 2A, Replat of Lot 2 in Sunset Ridge as recorded in Book G at Page 23 in the Recorder of Deeds Office, Clay County, Missouri, being 7.5 feet on each side of the following described centerline Commencing at the NE corner of Lot 1 of Sunset Ridge as recorded in Cabinet C at Sleeve 390 in the Recorder of Deeds Office, Clay County, Missouri; thence S89°51'40"W along the north line of said Lot 1, a distance of 300.99 feet to the Point Of Beginning; thence N15°16'23"W, a distance of 304.75 feet; thence N20°09'54"W, a distance of 295.88 feet; thence N19°52'54"W a distance of 34.35 feet to the north line of said Lot 2A and the terminus of said centerline.

INGRESS - EGRESS EASEMENT AND UTILITY EASEMENT

A 60.00 foot easement over that portion of the W1/2 of the NW1/4 of Section 24, Township 53 North of the Baseline, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Commencing at the SW corner of the Lot 2A, Replat of Lot 2 in Sunset Ridge as recorded in Book G at Page 23 in the Recorder of Deeds Office, Clay County, Missouri; thence N89°51'38"E along the south line of said Lot 2A, a distance of 49.95 feet to the Point of Beginning of said 60.00 foot easement, and being 30.00 feet on each side of the following described easement centerline; thence N00°46'11"E along said easement centerline, a distance of 160.32 feet; thence northly, along said easement centerline, and along a curve to the right, having a radius of 747.96 feet, thru a central angle of 10°39'23", an arc distance of 139.11 feet; thence N12°02'09"E, along said easement centerline, a distance of 640.49 feet; thence N07°50'06"E along said easement centerline, a distance of 60.92 feet to the north line of said Lot 2A and to the terminus of said easement centerline.

15' ELECTRIC LINE EASEMENT

A 15.00 foot easement over that portion of the W1/2 of the NW1/4 of Section 24, Township 53 North of the Baseline, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Commencing at the NE corner of Lot 1 of Sunset Ridge as recorded in Cabinet C at Sleeve 390 in the Recorder of Deeds Office, Clay County, Missouri; thence S89°51'40"W along the north line of said Lot 1, a distance of 300.99 feet to the Point Of Beginning of said 15.00 foot easement, and being 7.50 feet on each side of the following described easement centerline; ; thence N15°16'23"W, a distance of 69.80; thence N60°01'31"W, a distance of 96.46 feet; thence N50°59'50"W, a distance of 47.20 feet; thence N44°59'39"W, a distance of 68.45 feet; thence N36°12'47"W, a distance of 80.68 feet; thence N14°49'28"W, a distance of 86.93 feet; thence N05°54'59"W, a distance of 195.19 feet; thence N05°42'39"W, a distance of 117.65 feet; thence N08°23'36"W, a distance of 233.61 feet; to the terminus of said easement centerline.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct personal supervision, and that I am a duly registered Professional Land Surveyor under the laws of the State of Missouri, and that this survey was performed in accordance with the requirements of the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects.

Date: _____ Signed: _____
Terry M. McCanness MO PLS #2143

If this document does not have an embossed seal and a stamp in red ink, it should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

 M & M Land Surveying Service, Inc. 806 East Main Street, PO Box 83 Richmond, MO 64085 Phone (816) 776-6343 Phone (816) 470-6343 Professional Land Survey Corporation No. LS1740	
Survey For: Roger & Brenda Smith Kearney, Clay County, Missouri	Date: April 19, 2016 Project #: 16-63

NOTES:

1. Owners: Roger & Brenda Smith, 19304 NE 164th St, Kearney, MO., 64060
2. Survey accuracy is type RURAL.
3. Bearing System is based on Sunset Ridge, recorded in Cabinet "C" at Sleeve 390.
4. Reference Deed: Book 6492 Page 197, Book 7157 Page 101.
5. Reference Survey: Replat of Lot 2, Sunset Ridge, recorded in Book G at Page 23
6. This parcel is in Flood Hazard Area "X" (not a flood plain), per FIRM Community Panel 29000860065E with an effective date of August 3, 2015.
7. The landowner will not erect, construct, plant or create any buildings, improvements, roads, structures, trees, shrubs, fences or obstructions on 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 prior written permission.
8. Be hereby advised that NW Electric Power Cooperative maintains an easement on Construction and certain other activities within these easements is prohibited and may be hazardous. Property owner shall contact the appropriate easement holders for details before beginning any construction activities, including driveways, within the subdivision.
9. A recreational easement (R.E.) consistent with the Northland Trails design guidelines has been granted to Clay County for the purpose of developing part of trail "C-2" of the Northland Trails Plan within the first 15 feet of the property line along 164th Street.
10. Owners of Lot 2 A-1 shall maintain both driveway and 911 signs.

LEGEND

- = SET 1/2" IRON BAR
- △ = SET 5/8" IRON BAR
- = FOUND 1/2" IRON BAR
- ▲ = FOUND 5/8" IRON BAR
- ◆ = FOUND BRASS CAP