

BRINGUS ESTATES

PRELIMINARY PLAT

A Minor Subdivision in Clay County, Missouri

OVERALL LEGAL DESCRIPTION

All that part in the Southeast Quarter of Section 19, Township 52, Range 31, Clay County, Missouri, described as follows: Beginning at the Southwest corner of said Southeast Quarter Section 19; thence North 00 degrees 28 minutes 50 seconds East along the Easterly line of said Southeast Quarter Section 19 a distance of 996.16 feet; thence South 89 degrees 37 minutes 58 seconds East a distance of 500.00 feet; thence South 00 degrees 29 minutes 05 seconds West a distance of 561.88 feet; thence South 89 degrees 37 minutes 58 seconds East a distance of 205.17 feet; thence South 00 degrees 34 minutes 03 seconds West a distance of 145.06 feet; thence North 88 degrees 10 minutes 49 seconds West a distance of 122.07 feet; thence South 00 degrees 02 minutes 17 seconds East a distance of 292.49 feet to a point on the South line of the said Southeast Quarter of said Section 19; thence North 89 degrees 37 minutes 00 seconds West along said South line of the Southeast Quarter Section 19 a distance of 585.52 feet to the Point of Beginning of the tract herein described. Tract contains 552,022 square feet or 12.67 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 "BRINGUS ESTATES".

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 structures (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 reasonable necessary in exercising the rights granted by the easement.

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

IN TESTIMONY WHEREOF: Gary Bringus, a single person has set his hand and caused this instrument to be executed this 20 day of 20__.

Gary Bringus

STATE OF MISSOURI
COUNTY OF _____ §S.S.

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 Gary Bringus, who is personally known to me and duly sworn did say that he executed this instrument as his free act and deed.

This plat of BRINGUS ESTATES 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

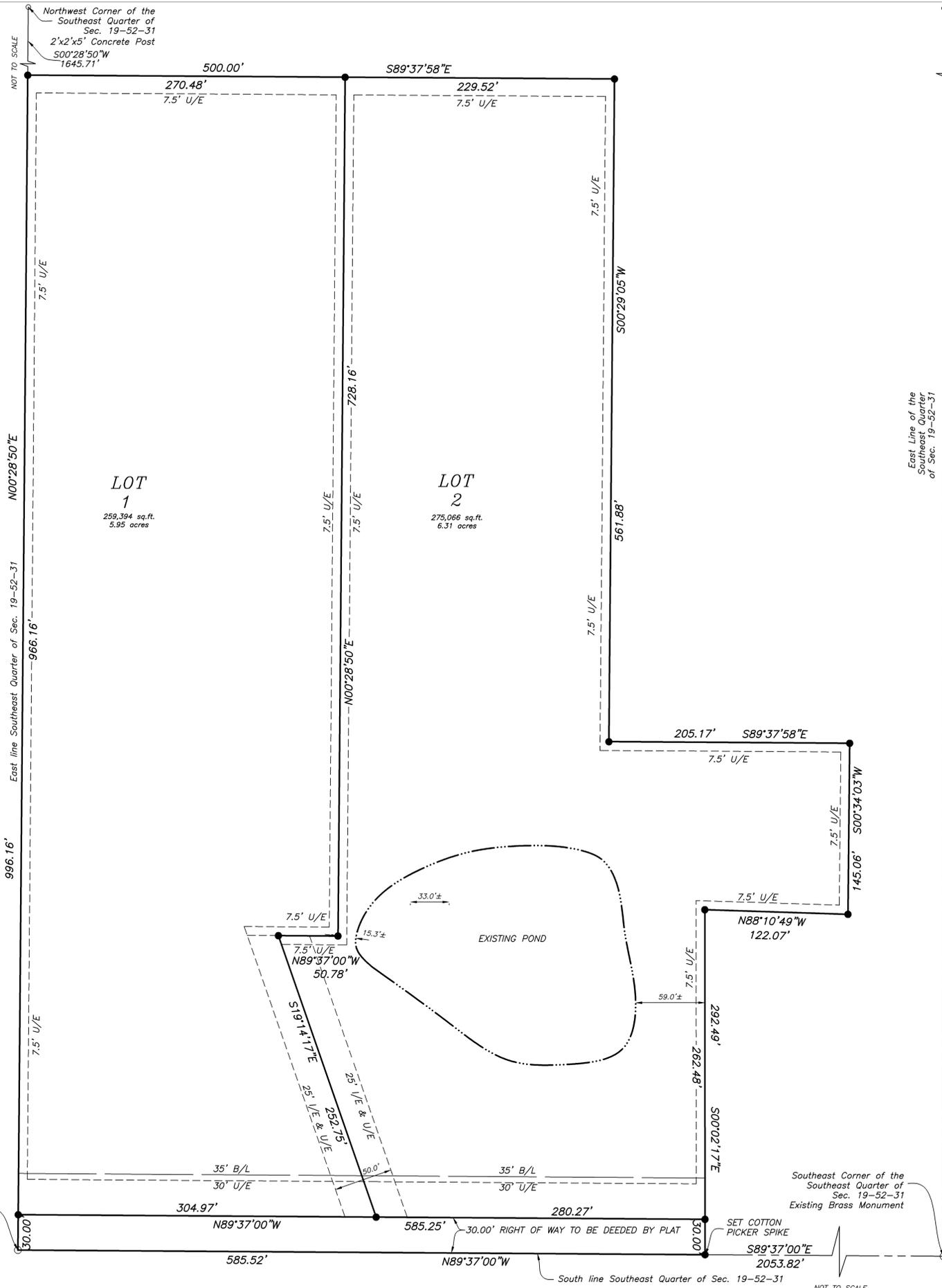
Eastern District Commissioner

NOTE: This survey meets the accuracy requirements for an Urban Class of Property.

I hereby state that this Boundary Survey 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.

POINT OF BEGINNING
Southwest Corner of the
Southeast Quarter of
Sec. 19-52-31
Found Monument

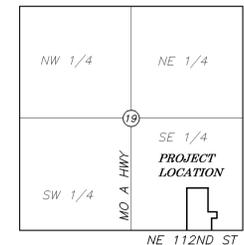
DATE: _____
SAM A. AYLETT, LS-2074



NOT TO SCALE

East Line of the Southeast Quarter of Sec. 19-52-31

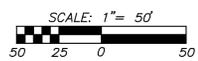
NOT TO SCALE



Location Map
Section 19-52-31
(Not To Scale)

LEGEND

- Set Monument-1/2" Iron Bar w/ Cap 2074 (Unless otherwise noted)
- Found Monument
- R/W Right of Way
- ⊕ Center Line
- U/E Utility Easement
- ∕E Ingress and Egress Easement
- B/L Building Line
- BK Book
- PG. Page



BEFORE YOU DIG - DRILL - BLAST



Call 1-800-344-7483 (MISSOURI)

PRELIMINARY PLAT BRINGUS ESTATES CLAY COUNTY, MISSOURI	
 AYLETT SURVEY & ENGINEERING COMPANY LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING 201 NW 72ND ST. ~ GLADSTONE, MO 64118 PH. (816) 436-0732 ~ FAX (816) 436-0707	Applicant: Cory Bringus 12412 NE 112nd St. Liberty, MO, 64068
	SHEET 1 OF 1
Drawn By: ZAB File Name: 49206FPA SEC: 19-52-31	Date: 1/27/2014