

MVP ESTATES

PRELIMINARY PLAT A MINOR SUBDIVISION IN

Clay County, Missouri

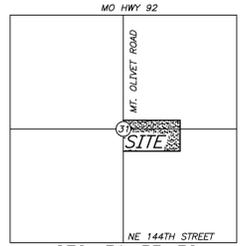
LEGAL DESCRIPTION
All that part of the East one-half of Section 31, Township 53, Range 32, Clay County, Missouri, described as follows: Beginning at the Southwest Corner of the Northeast Quarter of said Section 31, also being the Northwest Corner of the Southeast Quarter of said Section 31; thence North 00 degrees 40 minutes 44 seconds East, along the West line of the Northeast Quarter of said Section 31, a distance of 129.64 feet; thence South 88 degrees 58 minutes 06 seconds East, along the Southerly line of Golden Acres, a subdivision of land in Clay County, Missouri and its Westerly prolongation thereof, a distance of 1318.41 feet to the Southeast corner of Lot 2 of said Golden Acres; thence South 00 degrees 17 minutes 13 seconds West, a distance of 446.00 feet; thence North 88 degrees 58 minutes 06 seconds West, a distance of 1321.44 feet to the West line of the Southeast Quarter of said Section 31; thence North 00 degrees 40 minutes 27 seconds East, along the West line of the Southeast Quarter of said Section 31; a distance of 316.28 feet to the Point of Beginning. Said tract contains 13.51 Acres more or less.

- GENERAL NOTES:**
1. Applicant: Martin & Valerie Partch
14955 NW Skyview Ave.
Smithville, MO 64089
 2. Property Owner: Joanna Reardon Trust
14601 MT Olivet Road
Smithville, MO 64089
 3. Surveyor: Aylett Survey & Engineering Company
201 NW 72nd Street
Gladstone, Missouri, 64118
 4. Soil Type: Grundy-Lagonda
 5. Topography is taken from Field shot by Aylett Survey & North American Vertical Datum 1988, 2' Contour Interval
 6. This Tract is Currently Zoned "AG"
 7. Proposed Zoning for this Tract "R-1"
 8. Water District- Clay County # 9
 9. The Sewer is Septic.
 10. This Tract does not lie within the Regulatory Flood Plain per FIRM Community-Pannel #29047c0106E dated August 3, 2015.

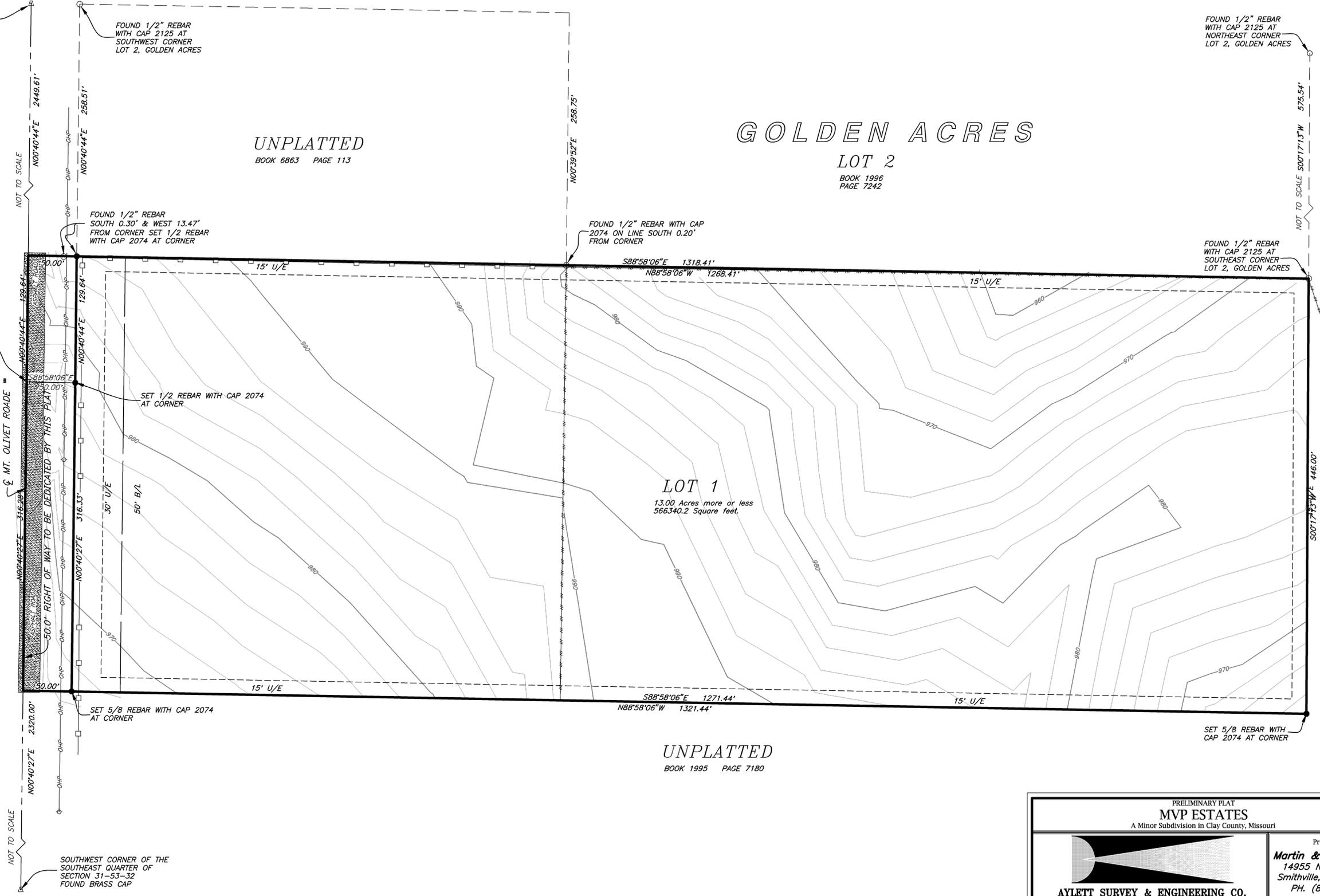
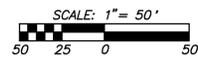
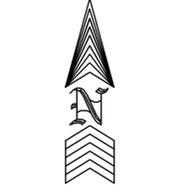
- LEDGEN**
- Set Monument-1/2" Iron Bar w/ Cap 2074 (Unless otherwise noted)
 - Found Monument
 - Found Brass Monument
 - BK Book
 - PG Page
 - U/E Utility Easement
 - B/L Building Line
 - Utility Pole
 - ⊥ Guy Anchor
 - OHP— Overhead Power Lines
 - P— Plastic Fence
 - W— Wire Fence

POINT OF BEGINNING CENTER OF SECTION 10-53-31 FOUND 3/8" REBAR

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Location Map
BEFORE YOU DIG - DRILL - BLAST



NOT TO SCALE

SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 31-53-32 FOUND BRASS CAP

NOT TO SCALE

NOT TO SCALE

UNPLATTED BOOK 1995 PAGE 7180

PRELIMINARY PLAT
MVP ESTATES
A Minor Subdivision in Clay County, Missouri

Prepared For:
Martin & Valerie Partch
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LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING
201 NW 72ND ST. ~ GLADSTONE, MO 64118
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SHEET 1 OF 1

Drawn By: ZAB File Name:50299PPA SEC: 31-53-32 Date: 12/23/2015 Job No: 50299