

MVP ESTATES

FINAL PLAT A MINOR SUBDIVISION IN

Clay County, Missouri

PROPERTY 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 it's 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.

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 "MVP ESTATES".

IN TESTIMONY WHEREOF: Joanne Reardon, Trustee of the Joanne Reardon Trust, has subscribed her name this _____ day of _____, 20____.

Joanne Reardon, Trustee

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 Joanne Reardon, Trustee of the Joanne Reardon Trust, who executed the within instrument and acknowledged to me that she 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.

This plat of MVP 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

FOUND 1/2" REBAR WITH CAP 2125 AT NORTHEAST CORNER LOT 2, GOLDEN ACRES

GOLDEN ACRES
LOT 2
BOOK 1996
PAGE 7242

FOUND 1/2" REBAR WITH CAP 2125 AT SOUTHEAST CORNER LOT 2, GOLDEN ACRES

UNPLATTED
BOOK 6863 PAGE 113

LOT 1
13.00 Acres more or less
566340.2 Square feet.

UNPLATTED
BOOK 1995 PAGE 7180

UNPLATTED
BOOK 1995 PAGE 7180

NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 31-53-32 FOUND BRASS CAP

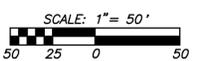
FOUND 1/2" REBAR WITH CAP 2125 AT SOUTHWEST CORNER LOT 2, GOLDEN ACRES

FOUND 1/2" REBAR SOUTH 0.30' & WEST 13.47' FROM CORNER SET 1/2 REBAR WITH CAP 2074 AT CORNER

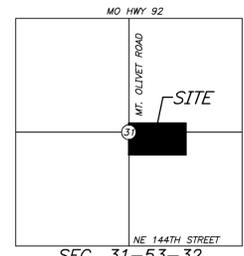
FOUND 1/2" REBAR WITH CAP 2074 ON LINE SOUTH 0.20' FROM CORNER

SET 1/2" REBAR WITH CAP #2074

POINT OF BEGINNING SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 31-53-32 NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 31-53-32 FOUND 3/8" REBAR



- LEGEND**
- Set Monument-5/8" Iron Bar w/ Cap 2074 (Unless otherwise noted)
 - Found Monument
 - ▴ Found Brass Monument
 - SK Book
 - PG Page
 - U/E Utility Easement
 - B/L Building Line



SEC. 31-53-32
Not to Scale
Location Map

BEFORE YOU DIG - DRILL - BLAST



Call 1-800-344-7483 (MISSOURI)

I hereby state that the plat of MVP ESTATES 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 Agriculture, Land Survey Division, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board of 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

GENERAL NOTES

- The bearing system is based on the Missouri State Plain Coordinate System.
- This Tract does not lie within the Regulatory Flood Plain per FIRM Community-Panel #29047c0106E dated August 3, 2015.

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.

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

Prepared For:
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SHEET 1 OF 1

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