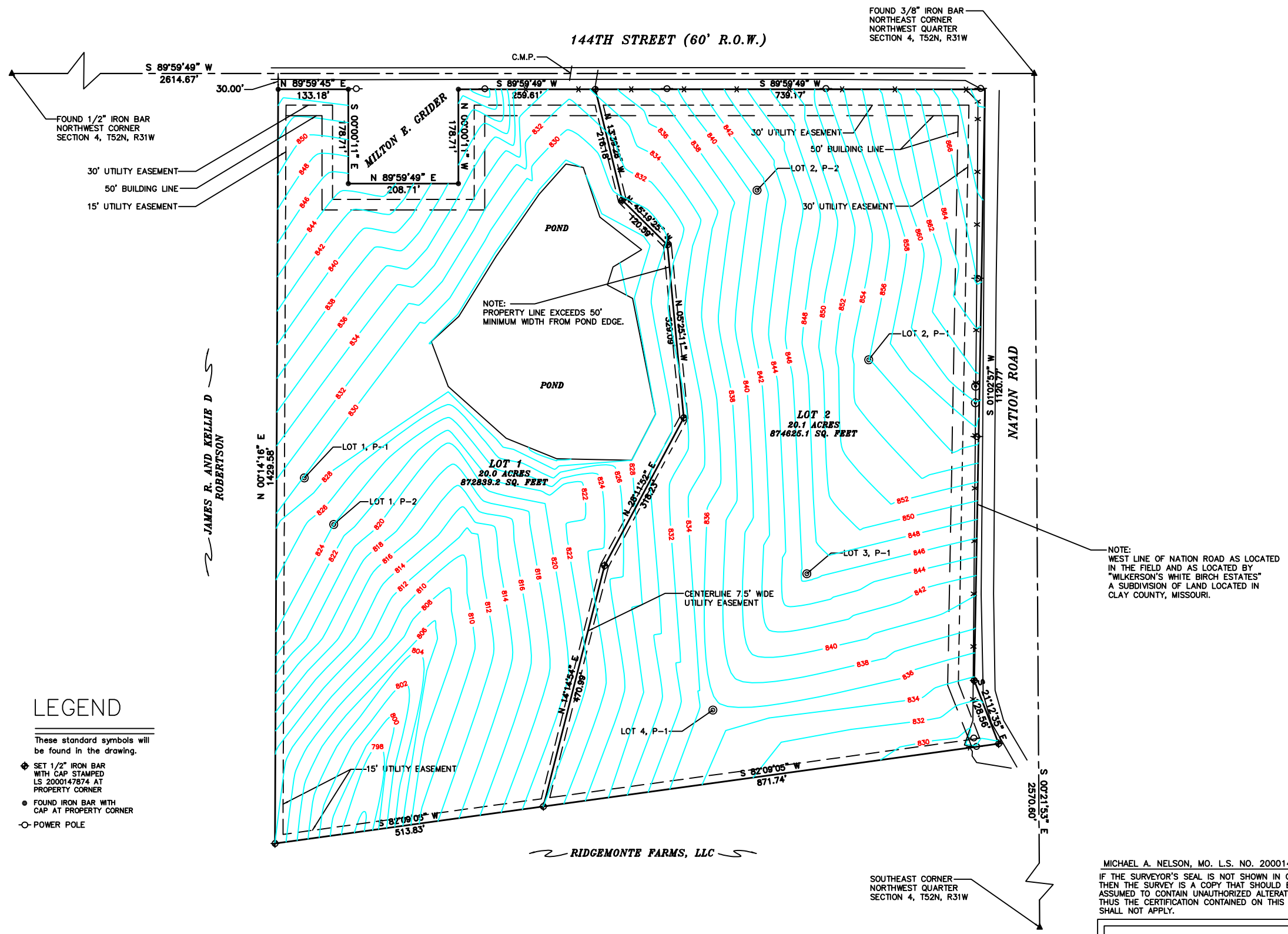
HATCHER FARM'S

PRELIMINARY PLAT

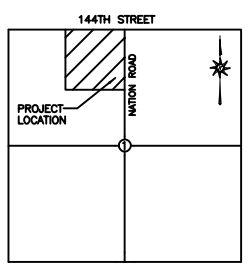
A SUBDIVISION OF LAND, IN CLAY COUNTY, MISSOURI



N
W E
S

0 100 200 300

PROPERTY DESCRIPTION:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 52 NORTH, RANGE 31 WEST, IN CLAY COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 72°10'53" WEST, A DISTANCE OF 98.07 FEET, TO THE WEST RIGHT-OF-WAY LINE OF NATION ROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°02'57" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF NATION ROAD, A DISTANCE OF 1120.77 FEET; THENCE SOUTH 21°12'35" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 128.56 FEET; THENCE SOUTH 82°09'05" WEST, A DISTANCE OF 1385.57 FEET; THENCE NORTH 00°14'16" EAST, A DISTANCE OF 1429.58 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 144TH STREET; THENCE NORTH 89°59'49" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 133.18 FEET; THENCE SOUTH 00°00'11" EAST, A DISTANCE OF 178.71 FEET; THENCE NORTH 89°59'49" EAST, A DISTANCE OF 208.71 FEET; THENCE NORTH 00°00'11" WEST, A DISTANCE OF 178.71 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 144TH STREET; THENCE NORTH 89°59'49" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 998.78 FEET TO THE TRUE POINT OF BEGINNING.
SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND COVENANTS OF RECORD, IF ANY.



LOCATION MAP
4-52-31
NOT TO SCALE

LEGEND

These standard symbols will be found in the drawing.

- SET 1/2" IRON BAR WITH CAP STAMPED LS 2000147874 AT PROPERTY CORNER
- FOUND IRON BAR WITH CAP AT PROPERTY CORNER
- POWER POLE

NOTES:

THE WORD "CERTIFY" OR "CERTIFICATION": AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THE LOCATION AND/OR EXISTANCE OF UTILITY SERVICE LINES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY NELSON LAND SURVEYING INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

BASIS OF BEARINGS: NORTH LINE, NORTHWEST QUARTER, HAVING A BEARING OF S 89°59'49" W.

THIS PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOODWAY PER. COMMUNITY # 290086, FIRM MAP NUMBER 29047C0106E, DATED:08/03/2015.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE STREAM SETBACK EASEMENT EXCEPT AS PERMITTED BY CLAY COUNTY.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MISSOURI AND THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, EFFECTIVE APRIL, 2015. 4 CSR 30-16.030

MICHAEL A. NELSON, MO. L.S. NO. 2000147874

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

Prepared By
NELSON LAND SURVEYING INC.
PO BOX 47 Kearney, Mo. 64060 (816)903-2500
Email address: mike@nelsonlandsurveying.com

DEVELOPMENT PROPOSED BY:
DANNY E. HATCHER
110 E. KANSAS STREET
LIBERTY, MO. 64068
913-915-3501

PRELIMINARY PLAT		
DRAWN *MAN*	DATE *05/25/16*	*FOR: DANNY E. HATCHER*
APPROVED *NLS*	DATE *07/05/16*	
SCALE *1" = 100'*	SHEET *1*	PROJECT NO. *2016047*