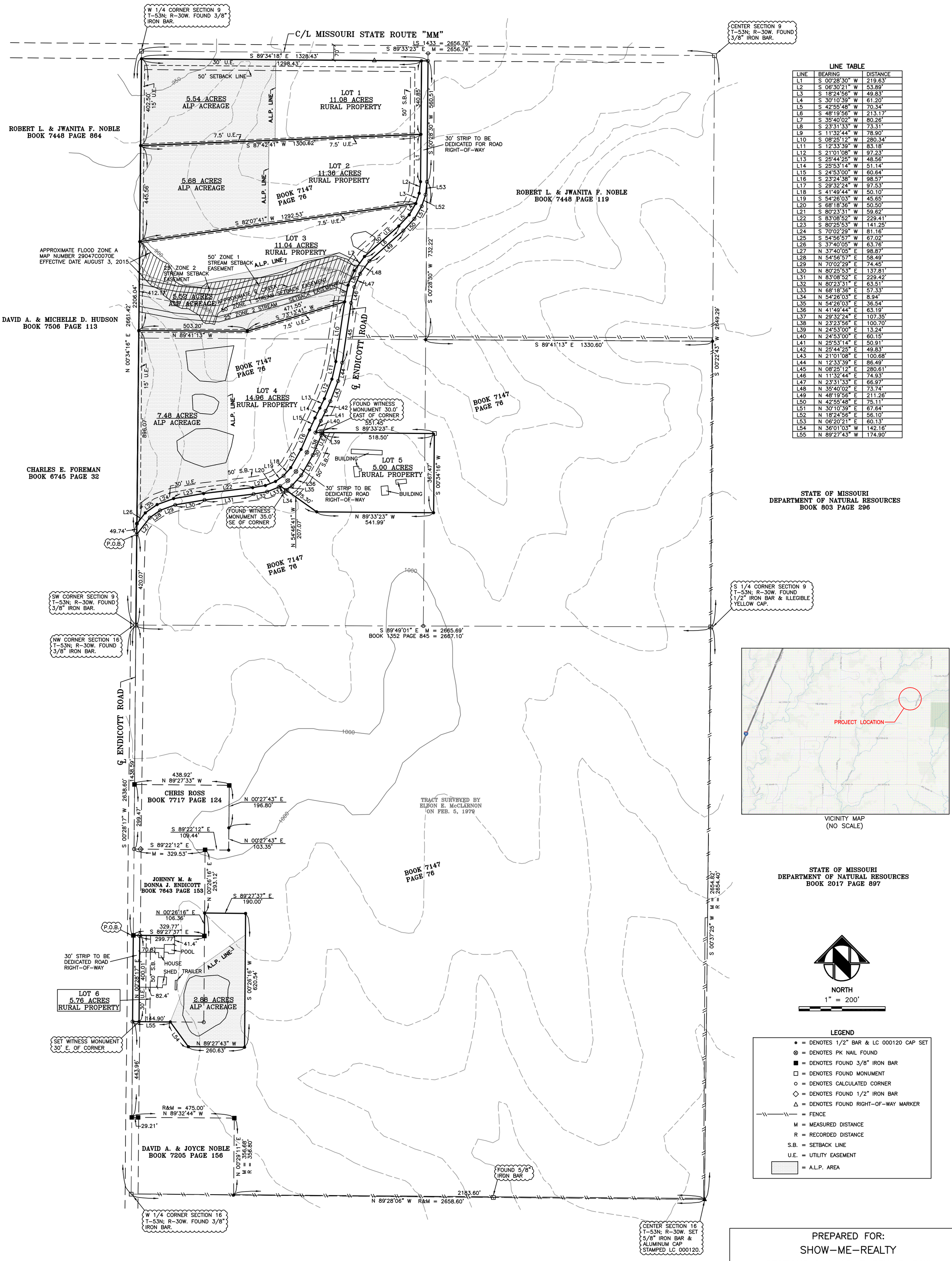
PRELIMINARY PLAT
IVY BEND FARMS

A SUBDIVISION IN THE SW 1/4 SECTION 9
& THE NW 1/4 SECTION 16
T–53N; R–30W, CLAY COUNTY, MISSOURI



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°28'30" W	219.63'
L2	S 06°30'21" W	53.89'
L3	S 18°24'56" W	49.83'
L4	S 30°10'39" W	61.20'
L5	S 42°55'48" W	70.34'
L6	S 48°19'56" W	213.17'
L7	S 35°40'02" W	80.26'
L8	S 23°31'33" W	73.31'
L9	S 11°32'44" W	78.90'
L10	S 08°25'12" W	280.34'
L11	S 12°33'39" W	83.18'
L12	S 21°01'08" W	97.23'
L13	S 25°44'25" W	48.56'
L14	S 25°53'14" W	51.14'
L15	S 24°53'00" W	60.64'
L16	S 23°24'38" W	98.57'
L17	S 29°32'24" W	97.53'
L18	S 41°49'44" W	50.10'
L19	S 54°26'03" W	45.65'
L20	S 68°18'36" W	50.50'
L21	S 80°23'31" W	59.62'
L22	S 83°08'52" W	229.41'
L23	S 80°25'53" W	141.25'
L24	S 70°02'29" W	81.16'
L25	S 54°56'57" W	67.02'
L26	S 37°40'05" W	63.76'
L27	N 37°40'05" E	98.87'
L28	N 54°56'57" E	58.49'
L29	N 70°02'29" E	74.45'
L30	N 80°25'53" E	137.81'
L31	N 83°08'52" E	229.42'
L32	N 80°23'31" E	63.51'
L33	N 68°18'36" E	57.33'
L34	N 54°26'03" E	8.94'
L35	N 54°26'03" E	36.54'
L36	N 41°49'44" E	63.19'
L37	N 29°32'24" E	107.35'
L38	N 23°23'56" E	100.70'
L39	N 24°53'00" E	13.24'
L40	N 24°53'00" E	60.15'
L41	N 25°53'14" E	50.91'
L42	N 25°44'25" E	49.83'
L43	N 21°01'08" E	100.68'
L44	N 12°33'39" E	86.49'
L45	N 08°25'12" E	280.61'
L46	N 11°32'44" E	74.93'
L47	N 23°31'33" E	66.97'
L48	N 35°40'02" E	73.74'
L49	N 48°19'56" E	211.26'
L50	N 42°55'48" E	75.11'
L51	N 30°10'39" E	67.64'
L52	N 18°24'56" E	56.10'
L53	N 06°20'21" E	60.13'
L54	N 36°01'03" W	142.16'
L55	N 89°27'43" W	174.90'

VICINITY MAP
(NO SCALE)

NORTH
1" = 200'

LEGEND

- ● = DENOTES 1/2" BAR & LC 000120 CAP SET
- ⊗ = DENOTES PK NAIL FOUND
- ■ = DENOTES FOUND 3/8" IRON BAR
- □ = DENOTES FOUND MONUMENT
- o = DENOTES CALCULATED CORNER
- ◇ = DENOTES FOUND 1/2" IRON BAR
- △ = DENOTES FOUND RIGHT–OF–WAY MARKER
- —\\——\\— = FENCE
- M = MEASURED DISTANCE
- R = RECORDED DISTANCE
- S.B. = SETBACK LINE
- U.E. = UTILITY EASEMENT
- = A.L.P. AREA

PREPARED FOR:
SHOW–ME–REALTY
SECTIONS 9 & 16, T–53N; R–30W
CLAY COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
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ph. (816) 233-7900 fax (816) 233-4852
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FILE:	DATE:	SCALE:	REVISED:	SHEET NO.
IVY–BEND–FARMS	AUG. 31, 2016	1" = 200'		1 OF 2

PRELIMINARY PLAT
IVY BEND FARMS
A SUBDIVISION IN THE SW 1/4 SECTION 9 & THE NW 1/4 SECTION 16 T–53N; R–30W, CLAY COUNTY, MISSOURI

PROPERTY DESCRIPTIONS:

Part of Section 9, Township 53 North, Range 30 West, Clay County, Missouri being described as follows: Commencing at the Southwest Corner of Section 9, Township 53 North, Range 30 West, Clay County, Missouri; thence with the West line of the Southwest Quarter of said Section 9; North 00 degrees 34 minutes 16 seconds East, 420.07 feet to the Point of Beginning, said point being in the centerline of Endicott Road; thence continuing along said line North 00 degrees 34 minutes 16 seconds East, 2206.04 feet to the South right–of–way line of Missouri State Route "MM"; thence departing from said line and along the South right–of–way line of Missouri State Route "MM", South 89 degrees 34 minutes 18 seconds East, 1328.43 feet to the East line of the Northwest Quarter of the Southwest Quarter of Section 9; thence along the East line of the Northwest Quarter of the Southwest Quarter of Section 9 South 00 degrees 28 minutes 30 seconds West, 560.51 feet to the intersection of the East line of the Northwest Quarter of the Southwest Quarter of Section 9 and the centerline of Endicott Road; thence departing from said line and along the centerline of Endicott Road the following courses and distances: South 06 degrees 20 minutes 21 seconds West, 60.13 feet; thence South 18 degrees 24 minutes 56 seconds West, 56.10 feet; thence South 30 degrees 10 minutes 39 seconds West, 67.64 feet; thence South 42 degrees 55 minutes 48 seconds West, 75.11 feet; thence South 48 degrees 19 minutes 56 seconds West, 211.26 feet; thence South 35 degrees 40 minutes 02 seconds West, 73.74 feet; thence South 23 degrees 31 minutes 33 seconds West, 66.97 feet; thence South 11 degrees 32 minutes 44 seconds West, 74.93 feet; thence South 08 degrees 25 minutes 12 seconds West, 280.61 feet; thence South 12 degrees 33 minutes 39 seconds West, 86.49 feet; thence South 21 degrees 01 minutes 08 seconds West, 100.68 feet; thence South 25 degrees 44 minutes 25 seconds West, 49.83 feet; thence South 25 degrees 53 minutes 14 seconds West, 50.91 feet; thence South 24 degrees 53 minutes 00 seconds West, 60.15 feet; thence departing from said centerline of Endicott Road, South 89 degrees 33 minutes 23 seconds East, 551.45 feet; thence South 00 degrees 34 minutes 16 seconds West, 367.47 feet; thence North 89 degrees 33 minutes 23 seconds West, 541.99 feet; thence North 54 degrees 46 minutes 41 seconds West, 207.07 feet to the centerline of Endicott Road; thence along said centerline the following courses and distances: South 54 degrees 26 minutes 03 seconds West, 8.94 feet; thence South 68 degrees 18 minutes 36 seconds West, 57.33 feet; thence South 80 degrees 23 minutes 31 seconds West, 63.51 feet; thence South 83 degrees 08 minutes 52 seconds West, 229.42 feet; thence South 80 degrees 25 minutes 53 seconds West, 137.81 feet; thence South 70 degrees 02 minutes 29 seconds West, 74.45 feet; thence South 54 degrees 56 minutes 57 seconds West, 58.49 feet; thence South 37 degrees 40 minutes 05 seconds West, 98.87 feet to the Point of Beginning.

The above described tract of land contains 55.65 acres, more or less inclusive of Endicott Road right–of–way and exclusive of Missouri State Route "MM" right–of–way, and is subject to all recorded and unrecorded easements, restrictions and right–of–ways.

AND ALSO:

Part of Section 16, Township 53 North, Range 30 West, Clay County, Missouri being described as follows: Commencing at the Northwest corner of Section 16, Township 53 North, Range 30 West, Clay County, Missouri; thence with the West line of the Northwest Quarter of said Section 16, South 00 degrees 28 minutes 17 seconds West, 1438.59 feet to the Point of Beginning; thence departing from said line South 89 degrees 27 minutes 37 seconds East, 329.77 feet; thence North 00 degrees 26 minutes 16 seconds East, 106.36 feet; thence South 89 degrees 27 minutes 37 seconds East, 190.00 feet; thence South 00 degrees 26 minutes 16 seconds West, 620.54 feet; thence North 89 degrees 27 minutes 43 seconds West, 260.63 feet; thence North 36 degrees 01 minutes 03 seconds West, 142.16 feet; thence North 89 degrees 27 minutes 43 seconds West, 174.90 feet to a point on the West line of the Northwest Quarter of Section 16; thence along said line North 00 degrees 28 minutes 17 seconds East, 400.01 feet to the Point of Beginning.

The above described tract of land contains 5.76 acres, more or less inclusive of Endicott Road right–of–way, and is subject to all recorded and unrecorded easements, restrictions and right–of–ways.

SURVEYOR'S CERTIFICATION:

I **HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30–2 and 20 CSR 2030–16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

WITNESS hand and seal this Thirty–first (31st) day of August, 2016.

_____
Richard L. Mattson
Missouri P.L.S. 2674

SURVEYOR'S NOTES:

1. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land–use regulations; and any other facts that an accurate and current title search may disclose.
2. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
3. Survey is valid only if print has original seal and signature of surveyor.
4. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record that would affect this parcel.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
6. The word "certify" or "certificate" 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.
7. The West line of the Southwest Quarter of Section 9, Township 53 North, Range 30 West, Clay County, Missouri bears North 00 degrees 34 minutes 16 seconds East for this survey.
8. Missouri Board of Architects, Professional Engineers, and Land Surveyors classify this property as "rural" property.
9. Within Stream Setback Zones 1 and 2, there shall be no clearing, grading, construction or disturbance of vegetation in the stream setback easement, except as permitted by Clay County.

PLAT DEDICATION:
The undersigned owners of the property described herein have caused the same to be subdivided as shown on this plat and said property shall hereafter be known as:

Ivy Bend Farms

EASEMENT DEDICATION:
An easement or license is also hereby granted to the County of Clay, 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 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.

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.

STREETS:
Streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

IN TESTIMONY WHEREOF:

The undersigned owner has hereunto set his hand this _____ day of _____, 2016.

BY: Ivy Bend Properties LLC

_____
Christopher Ross, Manager

STATE OF MISSOURI)
)SS;
COUNTY OF _____)

Be it remembered that on this _____ day of _____, 2016, before me, a notary public in and for said County and State, personally appeared Christopher Ross, Manager of Ivy Bend Properties LLC, to me personally known and by me duly sworn did say he executed the foregoing instrument in behalf of said limited liability company and acknowledged to me that he executed the same as his free act and deed for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____ My Commission Expires:_____
Notary Public

Planning & Zoning Commission:

The plat of Ivy Bend Farms has been submitted to and considered by the Clay County Planning & Zoning Commission on this on this _____ day of _____, 2016.

_____ _____
Chairman, Planning & Zoning Commission Director, Planning & Zoning Commission

County Commission:

The easements and right–of–ways were accepted by the County Commission of Clay County, Missouri on this on this _____ day of _____, 2016.

_____ _____
Presiding Commissioner County Counselor

_____ _____
Western Commissioner Eastern Commissioner

_____
ATTEST: County Clerk

State of Missouri
County of Clay

LANDOWNER/DEVELOPER:
Christopher Ross
Ivy Bend Properties LLC
8816 North Sycamore Avenue
Kansas City, MO 64157

PREPARED BY:
Richard L. Mattson, MO PLS 2674
Midland Surveying, Inc.
4784 Frederick Blvd.
St. Joseph, MO 64506

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SECTIONS 9 & 16, T–53N; R–30W
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