Feb 14 1:02F

Drawn By: ZAB	File Name:49164FPB	Job No: 49164

BECKER ESTATES

FINAL PLAT

A Minor Subdivision in Clay County, Missouri

OVERALL LEGAL DESCRIPTION

All that part of Section 7, Township 52, Range 32, Clay County, Missouri, described as follows; Beginning at the Northwest corner of the Southeast quarter of said Section 7; thence South 89°10'19" East along the North line of the Southeast quarter of said Section 7 a distance of 1298.46 feet; thence South 00°27'02" West along the Westerly boundary of THE BROOKS a subdivision of land in Clay County, Missouri, a distance of 517.00 feet' thence North 88° 22'43" West a distance of 323.37 feet; thence North 02°59'34" East a distance of 482.86 feet; thence North 89°10'19"West along a line parallel to the North line of the Southeast Quarter a distance of 134.47 feet; thence Westerly along an curve to the left being tangent to the last described course, having a radius of 1,500.00 feet an arc distance of 82.95 feet; thence South 00°36'21" West a distance of 477.49 feet; thence North 88° 22'43" West a distance of 779.12 feet to the Easterly boundary of BEAVER CREEK ESTATES, a subdivision of land in Clay County, Missouri also being the Westerly line of the Southeast quarter of said Section 7; thence North 00°36'21" East a distance of 499.00 feet to the point of beginning of the tract herein described. Said tract contains 560,118 square feet or 12.86 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 "BECKER 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: Daniel W. Becker and Amy V. Becker, a married couple has set his hand and caused this instrument to be executed this_____ day of _____20____.

_____ Daniel W. Becker _____ Amy V. Becker

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 Daniel W. Becker and Amy V. Becker, who is personally known to me and duly sworn did say that he executed this instrument as his free act and deed.

IN TESTIMONY WHEREOF: William R. Becker and Valerie L. Becker Revocable Living Trust has set his hand and caused this instrument to be executed this_____ day of _____20____.

_____ William R. Becker Trustee _____ Valerie L. Becker, Trustee

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 William R. Becker Trustee and Valerie L. Becker Trustee of the William R. Becker and Valerie L. Becker Revocable Living Trust, who is personally known to me and duly sworn did say that he executed this instrument as his free act and deed.

IN TESTIMONY WHEREOF: Becker Investment Company has set his hand and caused this instrument to be executed this_____ day of _____20____.

_____ William R. Becker, President _____ Valerie L. Becker, Secretary

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 William R. Becker President and Valerie L. Becker Secretary of the Becker Investment Company 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 BECKER 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

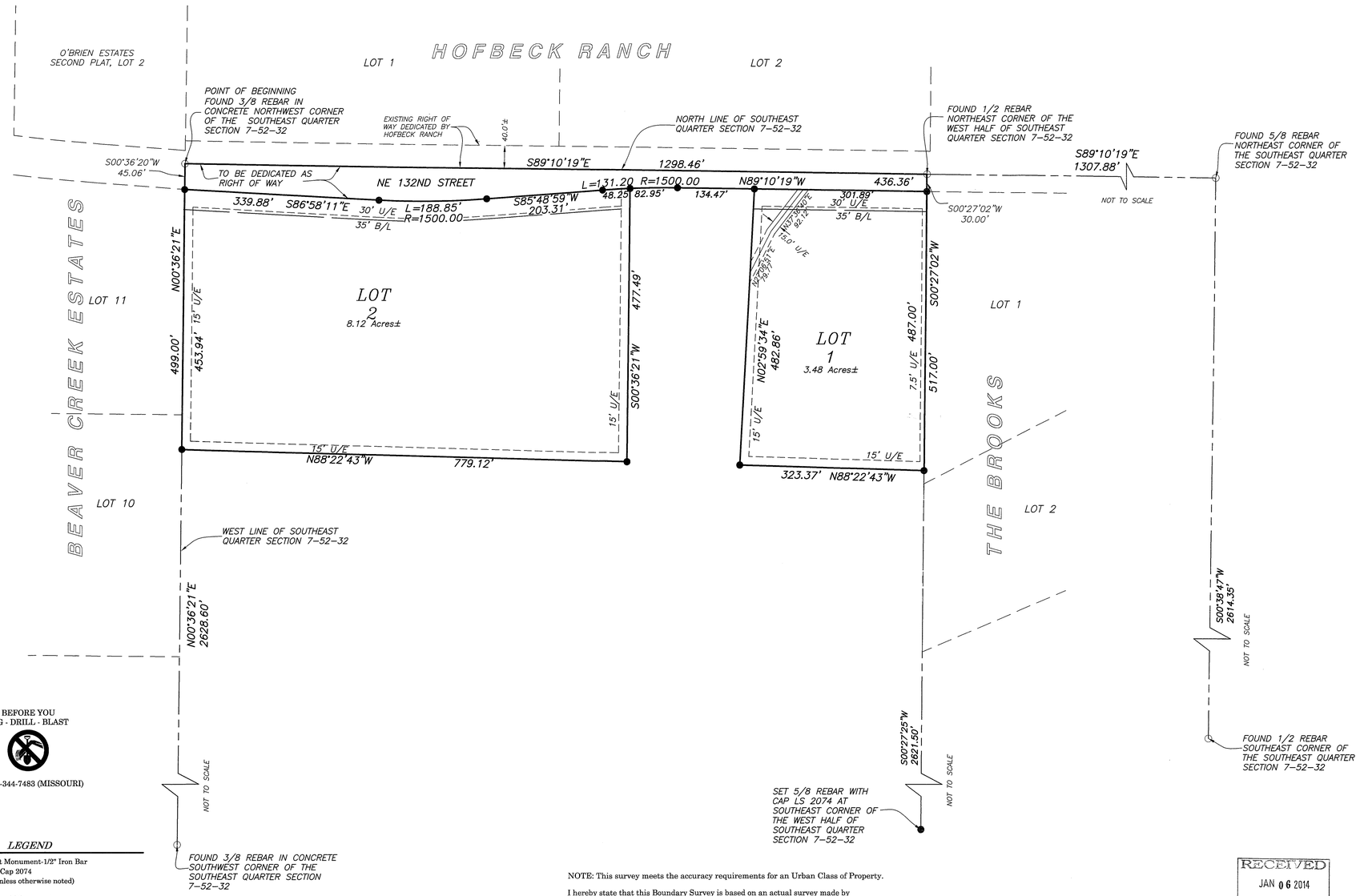
_____ County Clerk _____ Eastern District Commissioner

BEFORE YOU
DIG - DRILL - BLAST

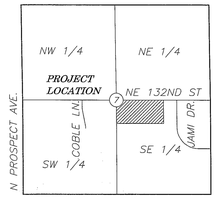
Call
1-800-344-7483 (MISSOURI)

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
B/L	Building Line
BK.	Book
PG.	Page



SCALE: 1"= 100'
100 50 0 100



Location Map
Section 7-52-32
(Not To Scale)

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.

DATE: _____

_____ SAM A. AYLETT, LS-2074

RECEIVED
JAN 06 2014
BY: _____

FINAL PLAT
BECKER 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) 436-0767

Applicant:
Becker Investment Co.
3611 NE 132nd St.
Smithville, MO, 64089

Drawn By: ZAB	File Name: 49164FPB	SEC: 7-52-32	Date: 12/27/2013	JOB NO.: 49164

SHEET 1 OF 1