Feb 14-101 RZLP

Drawn By: ZAB | File Name:49164PPB | Job .

BECKER ESTATES

PRELIMINARY 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.

LOT 1 LEGAL DESCRIPTION

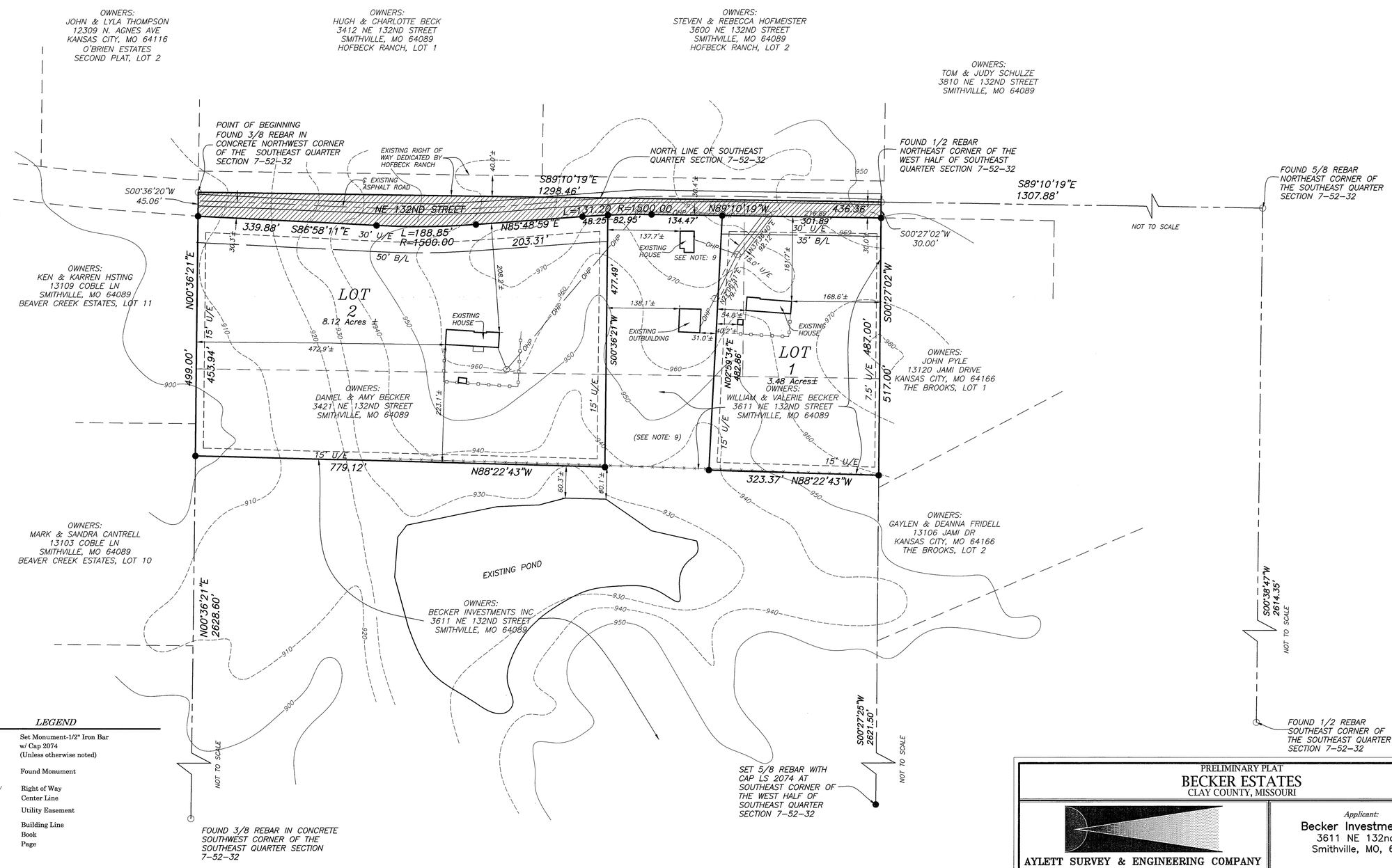
All that part of Section 7, Township 52, Range 32, Clay County, Missouri, described as follows; Commencing at the Northeast corner of the Southeast quarter of said Section 7; thence North 89° 10'19" West along the North line of the Southeast quarter of said Section 7 a distance of 1307.88 feet; thence South 00°27'02" West a distance of 30.00 feet to the Point of beginning of the tract herein to be described; thence South 00°27'02" West along the Westerly boundary of THE BROOKS a subdivision of land in Clay County, Missouri a distance of 487.00 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 South 89°10'19" East along a line parallel to the North line of the Southeast Quarter a distance of 301.89 feet to the Point of Beginning of the tract herein described. Said tract contains 151,555 square feet or 3.48 acres more or less.

LOT 2 LEGAL DESCRIPTION

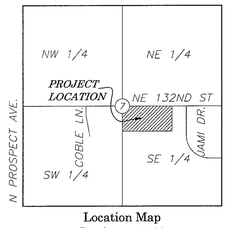
All that part of Section 7, Township 52, Range 32, Clay County, Missouri, described as follows; Commencing at the Northwest corner of the Southeast quarter of said Section 7; thence South 0°36'20" West along the West line of the Southeast quarter of said Section 7 a distance of 45.06 feet to the Point of Beginning of the tract herein to be described; thence South 86°58'11" East a distance of 339.88 feet; thence Easterly along a curve to the Left being tangent to the last described course having a radius of 1500.00 feet an arc length of 188.85 feet; thence North 85°48'56" East a distance of 203.31 feet; thence Easterly along a curve to the Right being tangent to the last described course having a radius of 1500.00 feet an arc length of 48.25 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 along said line a distance of 499.00 feet to the point of beginning of the tract herein described. Said tract contains 353,828 square feet or 8.12 acres more or less.

GENERAL NOTES:

1. Applicant: Becker Investments Company INC
   3611 NE 132th Street
   Smithville, Mo 64089
2. Property Owner: Daniel & Amy Becker
   & William & Valerie Becker Trust
2. Surveyor: Aylett Survey & Engineering Company
   201 NW. 72nd Street
   Gladstone, Missouri, 64118
3. Soil Type: Snead–Rock, Ladoga Loam, Wiota Loam, Armster Loam, Nodaway Loam
4. Topography is taken from the Nashua Quadrangle U.S.G.S. Map with an Interval of 10'.
5. This Tract is Currently Zoned "AG" Proposed Zoning R–5 & RU–80
6. Water District # 9
7. The Sewer is Septic.
8. This Tract does not lie within the Regulatory Flood Plain per FIRM Community–Pannel #290086 0055 B.
9. This property lying between lots 1 & 2 will be combined and deeded with the remaining property to the South by BOOK. _____ and PAGE. _____.



HATCHED AREA TO BE DEDICATED FOR ROAD RIGHT OF WAY



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

SCALE: 1"= 100'
100 50 0 100

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

RECEIVED
JAN 06 2014
BY:

PRELIMINARY 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

SHEET 1 OF 1

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