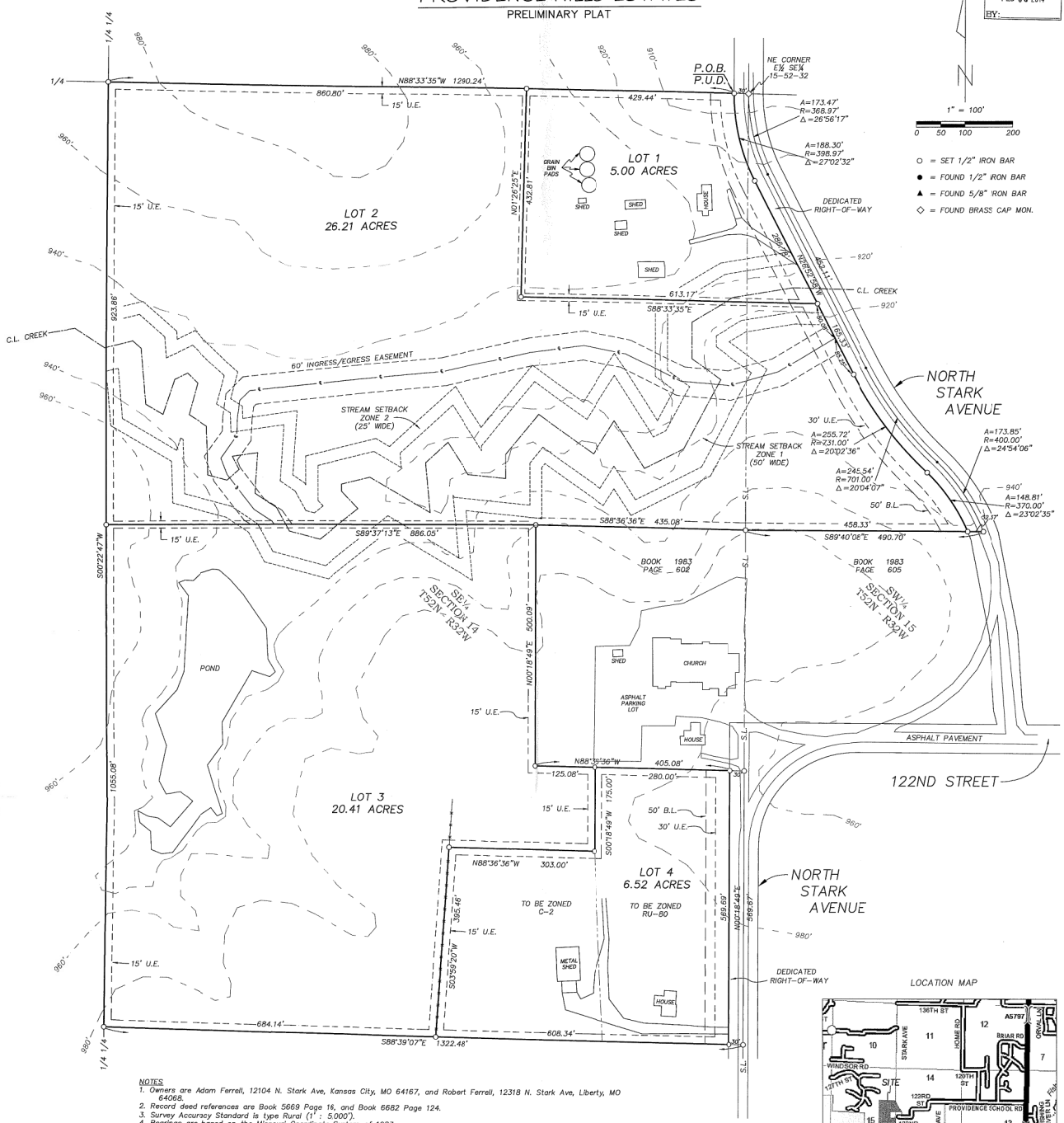
PROVIDENCE HILLS ESTATES

PRELIMINARY PLAT

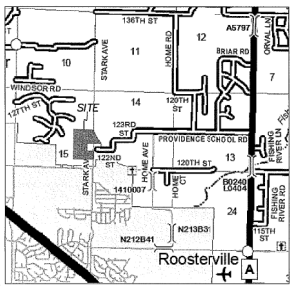
RECEIVED
FEB 03 2014
BY:



NOTES

1. Owners are Adam Ferrell, 12104 N. Stark Ave, Kansas City, MO 64167, and Robert Ferrell, 12318 N. Stark Ave, Liberty, MO 64068.
2. Record deed references are Book 5669 Page 16, and Book 6682 Page 124.
3. Survey Accuracy Standard is type Rural (1' : 5,000').
4. Bearings are based on the Missouri Coordinate System of 1983.
5. Current Zoning Classification for Subdivision is AG according to the Clay County Official Zoning Map – 2011, dated June 25th, 2012
6. Lo 4 to be rezoned C-2 and RU-80 as shown on this plat.
7. Subdivision is in the Urban Service Tier and the 1-Mile Urban Coordination Sub-Tier according to the Planning Tier Map of the Clay County Comprehensive Plan 2008, adopted on June 3rd, 2008, Resolution #: PZC08-01.
8. Predominant soil type is Armster-Lagonda-Sharpsburg Association and Sharpsburg-Macksburg Association.
9. Topography is taken from the USGS Quadrangle.
10. Subdivision is in Flood Zone "X" (NOT in a flood plane) per FIRM Community Panel Number 2900860060 B, Map Revised 4/16/2003.
11. Within Stream Setback Zones 1 & 2, there shall be no clearing, grubbing, grading, construction or disturbance of vegetation in the stream setback easement, except as permitted by Clay County.

LOCATION MAP



DESCRIPTION OF PUD:

That portion of the SE¼ of Section 15, Township 52 North of the Base Line, Range 32 West of the Fifth Principal Meridian, Clay County, Missouri, being described as follows: Commencing at the NE Corner of the E½ of the SE¼ of said Section 15; thence S00°18'49"W, along the east line of said SE¼, a distance of 1407.18 feet; thence N88°36'36"W, a distance of 30.00 feet, to the Point of Beginning of said portion herein described; thence N88°36'36"W, a distance of 280.00 feet; thence S00°18'49"W, a distance of 175.00 feet; thence N88°36'36"W, a distance of 303.00 feet; thence S03°59'20"W, a distance of 395.46 feet; thence S88°39'07"E, a distance of 608.34 feet; thence N00°18'49"E, a distance of 569.69 feet; to the Point of Beginning. Said portion contains 6.52 acres.

DESCRIPTION OF RU-80 ZONING:

That portion of the SE¼ of Section 15, Township 52 North of the Base Line, Range 32 West of the Fifth Principal Meridian, Clay County, Missouri, being described as follows: Commencing at E¼ corner of said Section 15; thence S00°18'49"W, along the east line of said SE¼, a distance of 1407.18 feet; thence N88°36'36"W, a distance of 30.00 feet, to the Point of Beginning; thence N88°36'36"W, a distance of 280.00 feet; thence S00°18'49"W, a distance of 175.00 feet; thence S02°31'48"E, a distance of 395.74 feet; thence S88°39'07"E, a distance of 260.36 feet; thence N00°18'49"E a distance of 569.69 feet to the point of beginning. Sold portion contains 3.57 acres.

DESCRIPTION OF C-2 ZONING:

That portion of the SE¼ of Section 15, Township 52 North of the Base Line, Range 32 West of the Fifth Principal Meridian, Clay County, Missouri, being described as follows: Commencing at E¼ corner of said Section 15; thence S00°18'49"W, along the east line of said SE¼, a distance of 1407.18 feet; thence N 88°36'36" W a distance of 310.00 feet; thence S00°18'49"W, a distance of 175.00 feet, to the Point of Beginning; thence N88°36'36"W, a distance of 303.00 feet; thence S03°59'20"W, a distance of 395.46 feet; thence S88°39'07"E, a distance of 347.99 feet; thence N02°31'48"W, a distance of 395.74 feet to the Point of Beginning. Said portion contains 2.95 acres.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT 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.

Date: _____ Signed: _____
Terry M. McCanless MO REG #2143

If this document does not have an embossed seal, it should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

M & M Land Surveying Service, Inc.
806 East Main Street, PO Box 83
Richmond, MO 64085
Phone (816) 776-6343
Fax (816) 470-6343

Survey For: Adam Ferrell

Date: January 15th, 2014 Field Book: 12-307 Project #: 14-10