PROVIDENCE HILLS ESTATES

FINAL PLAT

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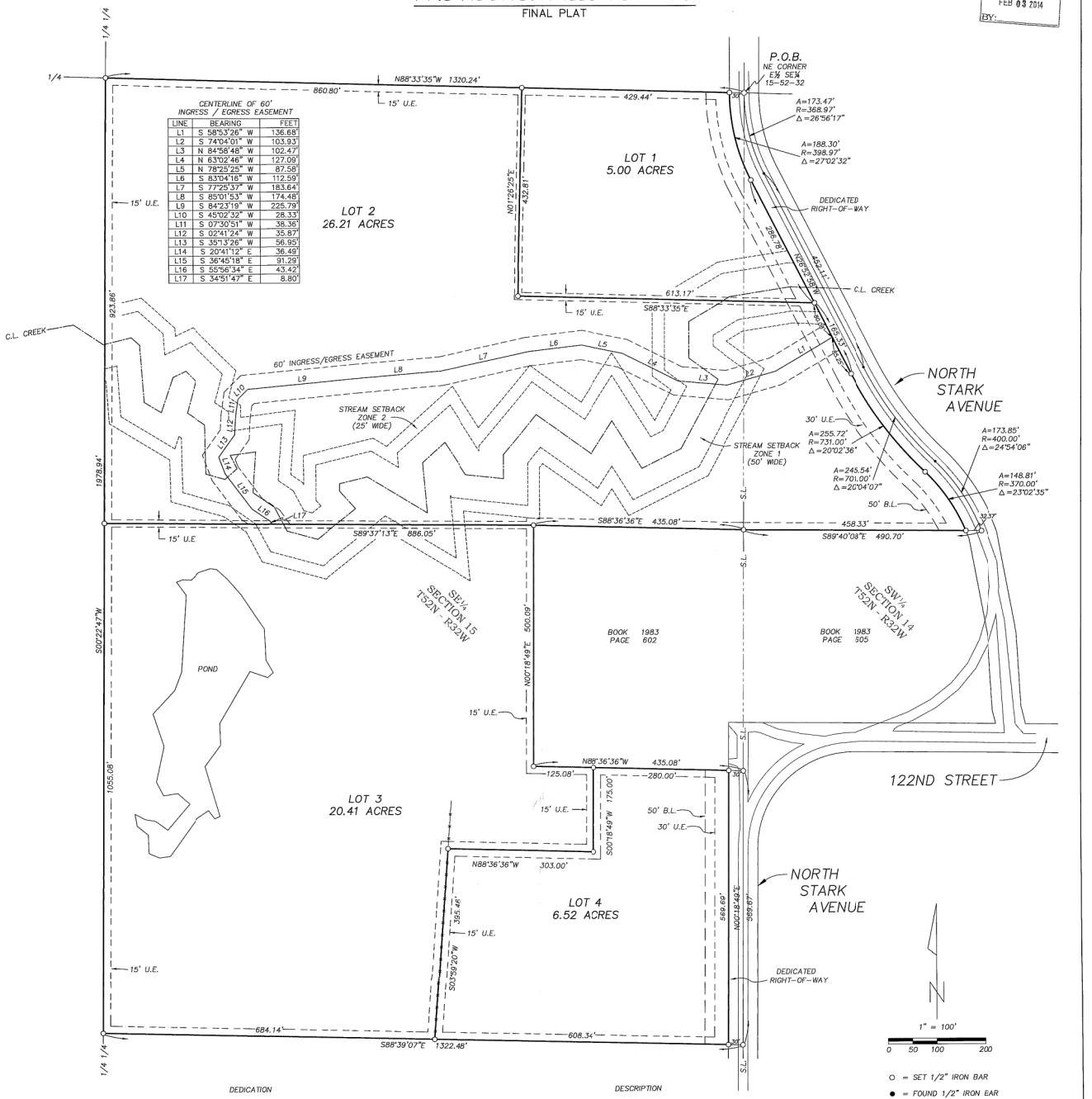

LINE	BEARING	FEET
L1	S 58°53'26" W	136.68'
L2	S 74°04'01" W	103.93'
L3	N 84°58'48" W	102.47'
L4	N 63°02'46" W	127.09'
L5	N 78°25'26" W	87.58'
L6	S 83°04'16" W	112.59'
L7	S 77°25'37" W	183.64'
L8	S 85°01'53" W	174.48'
L9	S 84°23'19" W	225.79'
L10	S 45°02'32" W	28.33'
L11	S 07°30'51" W	38.36'
L12	S 02°41'24" W	35.87'
L13	S 35°13'26" W	56.95'
L14	S 20°41'12" E	36.49'
L15	S 36°45'18" E	91.29'
L16	S 55°56'34" E	43.42'
L17	S 34°51'47" E	8.80'

○ = SET 1/2" IRON BAR
● = FOUND 1/2" IRON BAR
▲ = FOUND 5/8" IRON BAR
◇ = FOUND BRASS CAP MON.

DEDICATION

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 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.

STREETS: The streets shown on this plat and heretofore not 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 buildings or portion thereof shall be built between this line and the street line.

The undersigned proprietors of the described tract have caused the same to be subdivided as shown on this plat, which subdivision shall be know as PROVIDENCE HILLS ESTATES, and shall consist of a total of four (4) lots.

In testimony whereof, Robert Lee Ferrell, Jr., Sandra Jean Ferrell, and Adam L. Ferrell, have subscribed their names on this _____ day of _____, 2014.

Robert Lee Ferrell, Jr. Sandra Jean Ferrell Adam L. Ferrell

Be it remembered that on this _____ day of _____, 2014, before me, a Notary Public in and for said State, personally appeared the above persons, whom executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

My Commission Expires: _____

Notary Public

APPROVALS AND ACCEPTANCES

This plat of PROVIDENCE HILLS ESTATES has been submitted to and considered by the Clay County Planning Commission on this _____ day of _____, 2014.

Chairman, Planning Commission Director, Planning Commission

These easements and rights-of-way were accepted by the County Commission of Clay County, Missouri, this _____ day of _____, 2014. Resolution Number 20____-_____.

Presiding Commissioner

Western Commissioner

Eastern Commissioner

County Counselor

Attest: _____
County Clerk

State of Missouri
County of Clay

DESCRIPTION

Those portions of the W1/2 of the SW1/4 of Section 14 and the E1/2 of the SE1/4 of Section 15, all in Township 52 North of the Baseline, Range 32 West of the Fifth Principle Meridian, Clay County, Missouri, described as a whole as follows: Beginning at the NE corner of the E1/2 of the SE1/4 of said Section 15; thence N88°33'35"W, along the north line of said E1/2 of the SE1/4, a distance of 1,320.24 feet to the NW corner of said E1/2 of the SE1/4; thence S00°22'47"W, along the west line of said E1/2 of the SE1/4, a distance of 1978.94 feet; thence S88°39'07"E, a distance of 1322.48 feet to the east line of said E1/2 of the SE1/4; thence N00°18'49"E, along said east line, a distance of 569.67 feet; thence N88°36'36"W, a distance of 435.08 feet; thence N00°18'49"E, a distance of 500.09 feet; thence S88°36'36"E, a distance of 435.08 feet to the east line of said E1/2 of the SE1/4, also being the west line of the W1/2 of the SW1/4 of said Section 14; thence S89°40'08"E, a distance of 490.70 feet to the centerline of North Stark Road, as the same now exists; thence northerly, along said centerline, and along a curve to the left, having a radius of 400.00 feet, thru a central angle of 24°54'06", an arc distance of 173.85 feet to a point of reverse curve; thence northerly, along said centerline, and a curve to the right, having a radius of 701.00 feet, thru a central angle if 20°04'07", an arc distance of 245.54 feet; thence N26°52'58"W, along said centerline, a distance of 452.11 feet; thence northerly, along said centerline, and a curve to the to the right, having a radius of 368.97 feet, thru a central angle of 26°56'17", an arc distance of 173.47 feet to the Point of Beginning. Said portions contain 59.26 acres and are subject to all easements of record.

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. Bearings are based on the Missouri Coordinate System of 1983.
4. Subdivision is in Flood Zone "X" (NOT in a flood plane) per FIRM Community Panel Number 2900860060 B, Map Revised 4/16/2003
5. 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.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY, that the within plat of PROVIDENCE HILLS ESTATES subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that the bearings shown on this plat are based on the Missouri State Plane, Grid – West Zone, that the section and sectional subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that the lot corners and streets centerlines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Clay County statutes, ordinances and regulations governing the practice of surveying and the platting of subdivision to the best of my professional knowledge and belief.

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 18th, 2014 Field Book: 12-307 Project #: 14-10