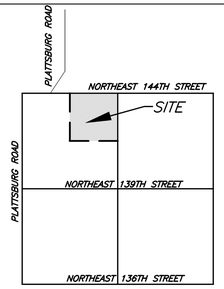
Drawn By: BFH	File Name: 49715FPA	Job No: 49751

ARROWHEAD CREEK 2ND REPLAT

FINAL PLAT
A MINOR SUBDIVISION IN
Clay County, Missouri



SEC. 5–52–31
Not to Scale

Location Map

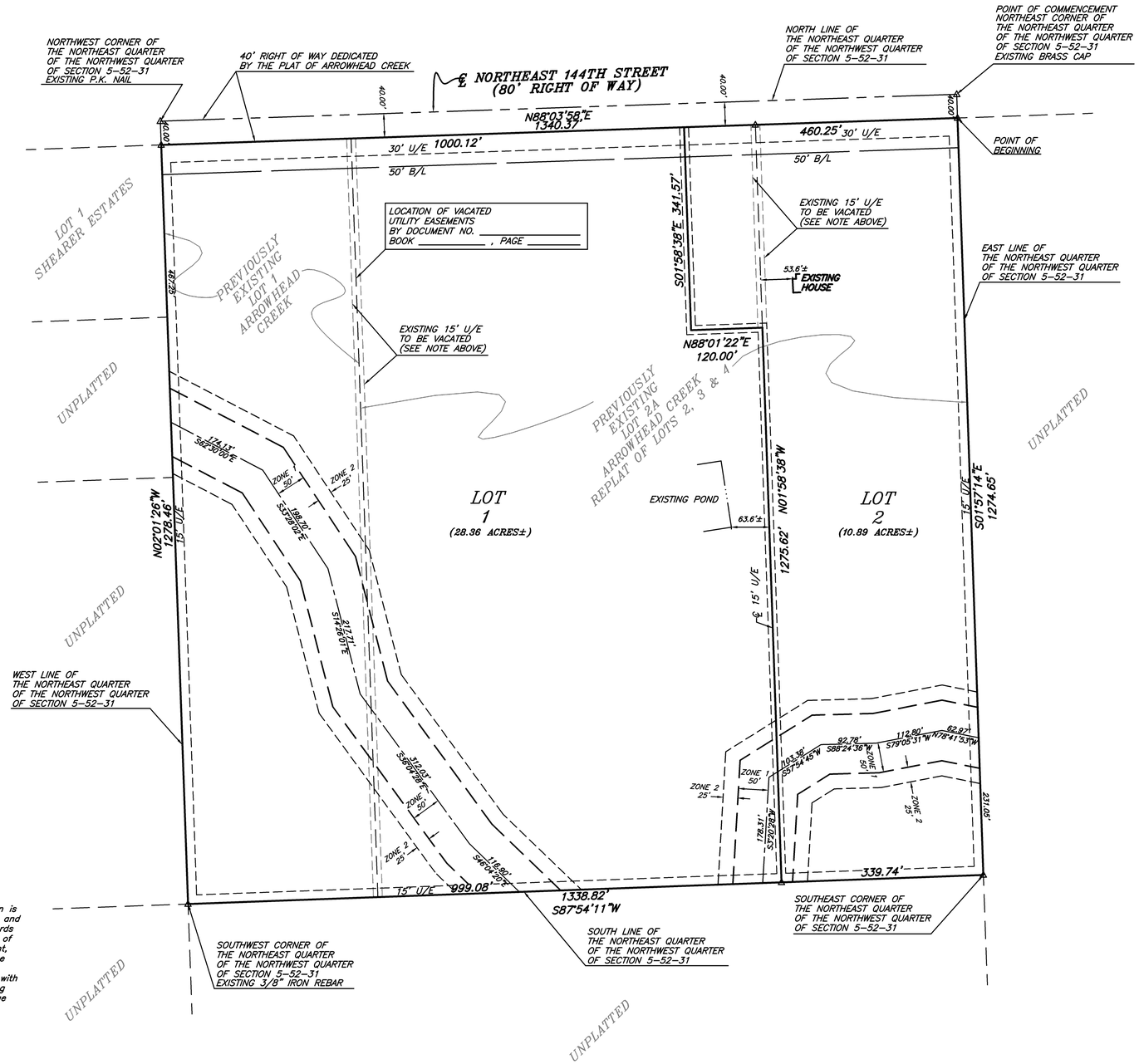
SCALE: 1"=100'
100 50 0 100

LEGEND:

Δ	= FOUND MONUMENT
℄	= CENTERLINE
U/E	= UTILITY EASEMENT
B/L	= BUILDING LINE
I/E	= INGRESS/EGRESS EASEMENT
N.T.S.	= NOT TO SCALE

STREAM BUFFER SETBACK NOTE:

ZONES 1 & 2: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITED BY CLAY COUNTY.



I hereby state that the plat of ARROWHEAD CREEK 2ND REPLAT subdivision 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, PLS #2074

PROPERTY DESCRIPTION:
All of the Northeast Quarter of the Northwest Quarter of Section 5, Township 52, Range 31, Clay County, Missouri, described as follows: Commencing at the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 5; thence South 01 degrees 57 minutes 14 seconds East, along the East line of the Northeast Quarter of the Northwest Quarter of said Section 5, a distance of 40.00 feet to the Point of Beginning of the Tract of land herein to be described; thence continuing South 01 degrees 57 minutes 14 seconds East along the East line of the Northeast Quarter of the Northwest Quarter of said Section 5, a distance of 1274.65 feet to the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 5; thence South 87 degrees 54 minutes 11 seconds West, along the South line of the Northeast Quarter of the Northwest Quarter of said Section 5, a distance of 1338.82 feet to the Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 5; thence North 02 degrees 01 minutes 26 seconds West along the West line of the Northeast Quarter of the Northwest Quarter of said Section 5, a distance of 1278.46 feet to the Southerly Right–of–way line of Northeast 144th Street; thence North 88 degrees 03 minutes 58 seconds East along said Right–of–way line, a distance of 1340.37 feet to the Point of Beginning. Said tract of land contains 39.26 acres, more of 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 "ARROWHEAD CREEK 2ND REPLAT".

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: Alan R. Scott and Diana L. Scott have subscribed their names this _____day of _____, 20____.

_____ Alan R. Scott, Husband
_____ Diana L. Scott, Wife

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 Alan R. Scott and Diana L. Scott, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in _____ County, Missouri on the day and year last written.

My Commission Expires: _____

_____
NOTARY PUBLIC

IN TESTIMONY WHEREOF: Tim Scott and Kate Scott have subscribed their names this _____day of _____, 20____.

_____ Tim Scott, Husband
_____ Kate Scott, Wife

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 Tim Scott and Kate Scott, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in _____ County, Missouri on the day and year last written.

My Commission Expires: _____

_____
NOTARY PUBLIC

This plat of ARROWHEAD CREEK 2ND REPLAT 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

FINAL PLAT
ARROWHEAD CREEK 2ND REPLAT
A Minor Subdivision in Clay County, Missouri

AYLETT SURVEY & ENGINEERING CO.
LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING
201 NW. 72ND ST. ~ GLADSTONE, MO 64118
PH. (816) 436–0732 ~ FAX (816) 436–0767

Prepared For:
ALAN SCOTT
14025 N.E. 123RD STREET
KEARNEY, MISSOURI
PH. (816)635–9888

SHEET 1 OF 1

Drawn By:BFH	File Name: 49751FPA	SEC: 5-52-31	Date: 02/24/2015	Job No: 49751