

# BRINGUS ESTATES

## PRELIMINARY PLAT A Minor Subdivision in Clay County, Missouri

### OVERALL LEGAL DESCRIPTION

All that part in the Southeast Quarter of Section 19, Township 52, Range 31, Clay County, Missouri, described as follows: Beginning at the Southwest corner of said Southeast Quarter Section 19; thence North 00 degrees 28 minutes 50 seconds East along the Easterly line of said Southeast Quarter Section 19 a distance of 996.16 feet; thence South 89 degrees 37 minutes 58 seconds East a distance of 500.00 feet; thence South 00 degrees 29 minutes 05 seconds West a distance of 561.88 feet; thence South 89 degrees 37 minutes 58 seconds East a distance of 205.17 feet; thence South 00 degrees 34 minutes 03 seconds West a distance of 145.06 feet; thence North 88 degrees 10 minutes 49 seconds West a distance of 122.07 feet; thence North 89 degrees 37 minutes 00 seconds West a distance of 280.27 feet; thence North 89 degrees 37 minutes 00 seconds West and parallel to the South line of the Southeast Quarter Section 19 a distance of 585.52 feet to the Point of Beginning of the tract herein described. Tract contains 552,022 square feet or 12.67 acres more or less.

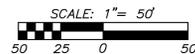
### GENERAL NOTES:

- Applicant: Cory Bringus  
12412 NE 112th Street  
Liberty, Mo 64068
- Property Owner: Gary Bringus
- Surveyor: Aylett Survey & Engineering Company  
201 NW, 72nd Street  
Gladstone, Missouri, 64118
- Soil Type: Ladoga, Sharpsbur, Green-ton
- Topography is taken from the Kearney Southwest Quadrangle U.S.G.S. Map with an Interval of 10'.
- This Tract is Currently Zoned "AG" Proposed Zoning RU-80
- Water District # 6
- The Sewer is Septic.

OWNERS:  
HALLMARK CARDS, INC  
TAX #407 PO BOX 419479  
KANSAS CITY MO 64141-

### 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
- I/E Ingress Egress Easement
- B/L Building Line
- BK Book
- PG Page
- ⊞ Electric Access Box

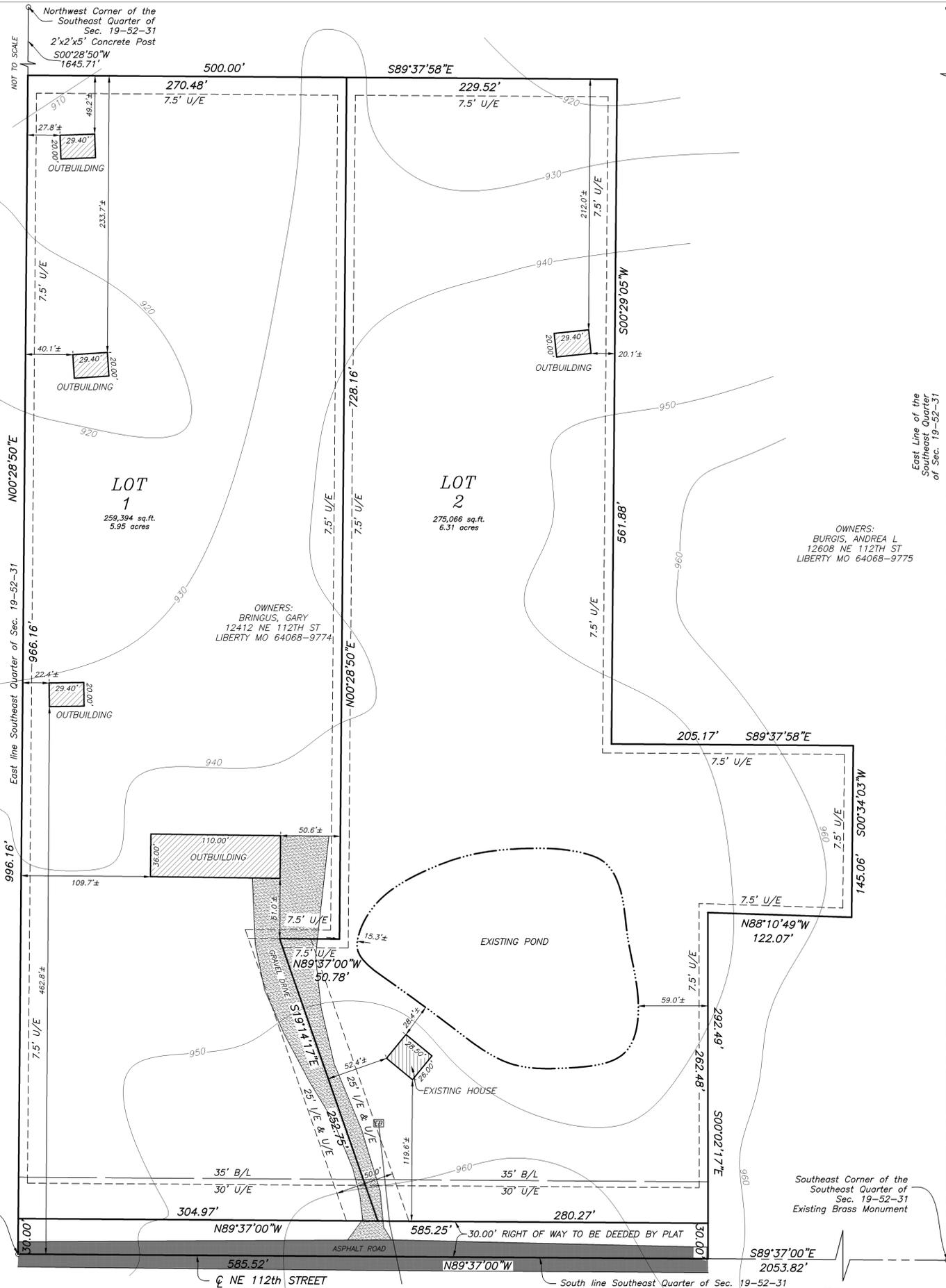


BEFORE YOU DIG - DRILL - BLAST



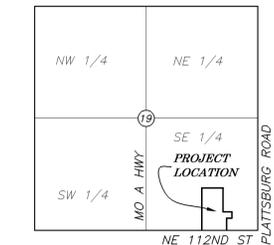
Call 1-800-344-7483 (MISSOURI)

POINT OF BEGINNING  
Southwest Corner of the  
Southeast Quarter of  
Sec. 19-52-31  
Found Monument



OWNERS:  
HALLMARK CARDS, INC  
TAX #407 PO BOX 419479  
KANSAS CITY MO 64141-

Southeast Corner of the  
Southeast Quarter of  
Sec. 19-52-31  
Existing Brass Monument



Location Map  
Section 19-52-31  
(Not To Scale)

### LEGAL DESCRIPTION LOT 1

All that part in the Southeast Quarter of Section 19, Township 52, Range 31, Clay County, Missouri, described as follows: Commencing at the Southwest corner of said Southeast Quarter Section 19; thence North 00 degrees 28 minutes 50 seconds East along the Easterly line of said Southeast Quarter Section 19 a distance of 30.00 feet to the Point of Beginning of the tract herein to be described as follows; thence continuing North 00 degrees 28 minutes 50 seconds East along the Easterly line of said Southeast Quarter Section 19 a distance of 966.16 feet; thence South 89 degrees 37 minutes 58 seconds East a distance of 270.48 feet; thence South 00 degrees 29 minutes 05 seconds West and parallel to the East line of said Southeast quarter section 19 a distance of 728.16 feet; thence South 89 degrees 37 minutes 19 seconds West and parallel with the South line of the Southwest quarter of said section 19 a distance of 50.78 feet; thence South 19 degrees 14 minutes 17 seconds East a distance of 252.75 feet; thence North 89 degrees 37 minutes 00 seconds West and parallel with the South line of the Southeast Quarter of said Section 19 a distance of 304.97 feet to the Point of Beginning of the tract herein described. Tract contains 259,394 square feet or 5.95 acres more or less.

### LEGAL DESCRIPTION LOT 2

All that part in the Southeast Quarter of Section 19, Township 52, Range 31, Clay County, Missouri, described as follows: Commencing at the Southwest corner of said Southeast Quarter Section 19; thence North 00 degrees 28 minutes 50 seconds East along the Easterly line of said Southeast Quarter Section 19 a distance of 30.00 feet; thence South 89 degrees 37 minutes 00 seconds East and parallel with the South line of the Southwest quarter of said Section 19 a distance of 304.97 feet to the Point of Beginning of the tract herein to be described as follows; thence North 19 degrees 14 minutes 17 seconds West a distance of 252.75 feet; thence South 89 degrees 37 minutes 00 seconds East and parallel with the South line of the Southeast Quarter of said Section 19 a distance of 50.78 feet; thence North 00 degrees 28 minutes 50 seconds East and parallel to the East line of the Southeast quarter of said Section 19 a distance of 728.16 feet; thence South 89 degrees 37 minutes 58 seconds East a distance of 561.88 feet; thence South 89 degrees 37 minutes 03 seconds West a distance of 145.06 feet; thence North 88 degrees 10 minutes 49 seconds West a distance of 122.07 feet; thence North 89 degrees 37 minutes 00 seconds West and parallel to the South line of the Southeast Quarter of said Section 19 a distance of 280.27 feet to the Point of Beginning of the tract herein described. Tract contains 275,066 square feet or 6.31 acres more or less.

PRELIMINARY PLAT <b>BRINGUS ESTATES</b> CLAY COUNTY, MISSOURI		Applicant: <b>Cory Bringus</b> 12412 NE 112nd St. Liberty, MO, 64068
AYLETT SURVEY & ENGINEERING COMPANY LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING 201 NW, 72ND ST. ~ GLADSTONE, MO 64118 PH. (816) 436-0732 ~ FAX (816) 436-0707		
SHEET 1 OF 1		Date: 1/27/2014