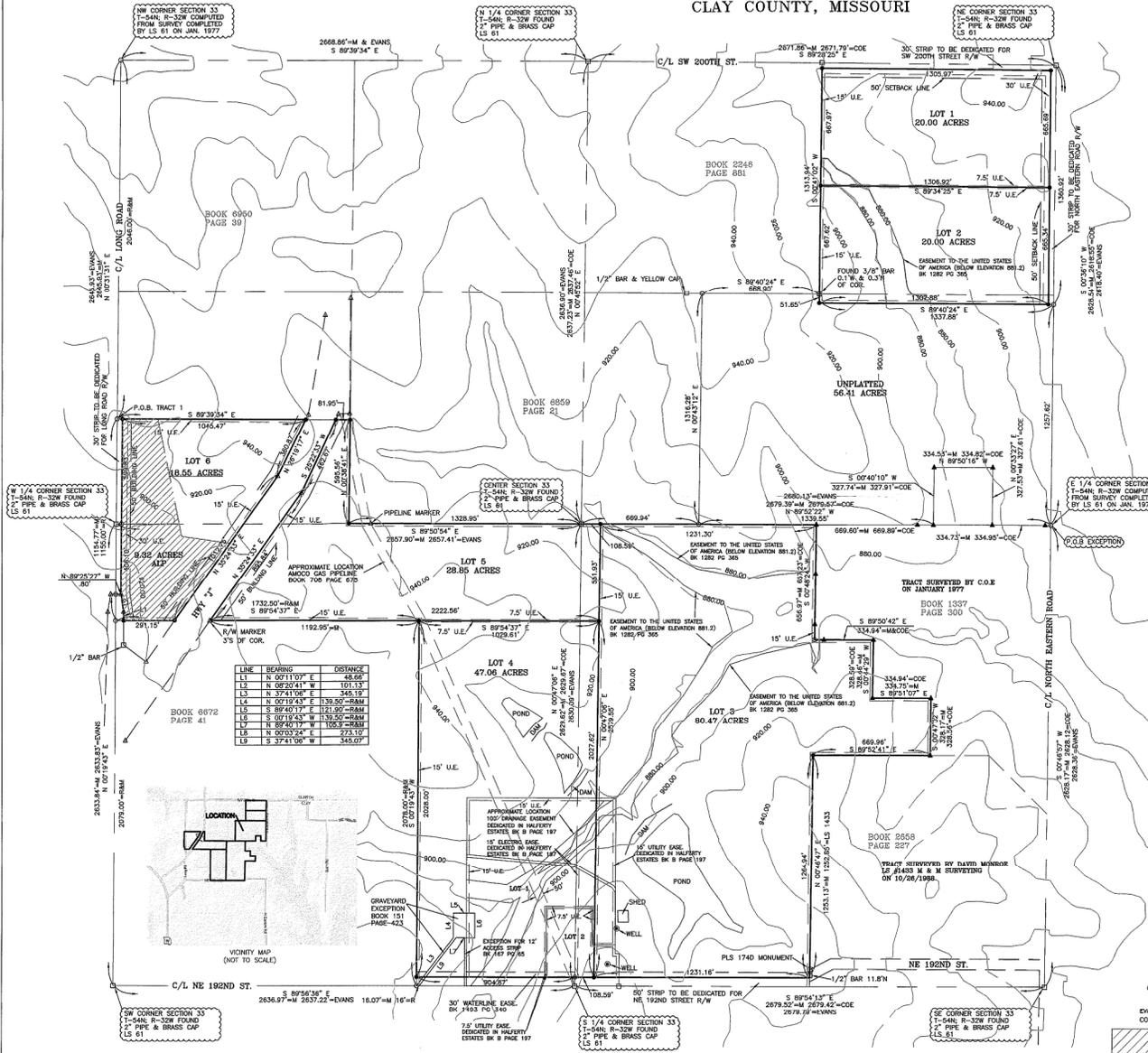


# HALFERTY ACRES PRELIMINARY PLAT

## PART OF REPLAT OF HALFERTY ESTATES LOTS 1 & 2, A SUBDIVISION IN SECTION 33, T-54N; R-32W CLAY COUNTY, MISSOURI



**RECORD PROPERTY DESCRIPTIONS:**

**Tract 1:**

All part of Section Thirty-three (33) Township Fifty-four (54) Range Thirty-two (32) described as follows: Beginning at a point in the West line of Section Thirty-three (33) a distance of 124 poles South of the Northwest corner of Section Thirty-three (33); thence South in the West line of Section Thirty-three (33) a distance of 70 poles more or less to the Northwest corner of a tract of ground conveyed to Carl A. Howard and Louis R. Howard, said Deed filed in Document No. 66420 and recorded in Book 324 at Page 263; thence East in North line of the above Howard Tract to a fence referred to in Clay County Circuit Court Case No. 6414 (said Case was reported to Missouri Supreme Court in Case No. 16659 and reported in 167 S.W. 995 (1914)); thence South along said fence to the South line of Section Thirty-three (33); thence East along the South line of Section Thirty-three (33) to the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section Thirty-three (33); thence North to the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section Thirty-three (33); thence East in the South line of the Northeast 1/4 of the Southeast 1/4 of Section Thirty-three (33); thence East in the South line of the Northeast 1/4 of Section Thirty-three (33) to the East line of Section Thirty-three (33); thence North along the East line of Section Thirty-three (33) to the Northeast corner of Section Thirty-three (33); thence West in the North line of Section Thirty-three (33) to the Northwest corner of the East half Northeast 1/4 of Section Thirty-three (33); thence South along the West line of the East half Northeast 1/4 to the Northeast corner of the East half Southwest 1/4 Northeast 1/4 of Section Thirty-three (33); thence West along the North line of East half Southwest 1/4 Northeast 1/4 of Section Thirty-three (33) to the Northwest corner of the East half Southwest 1/4 Northeast 1/4 of Section Thirty-three (33); thence South along the West line of East half Southwest 1/4 Northeast 1/4 of Section Thirty-three (33) to the Southwest corner of East half Southwest 1/4 Northeast quarter of Section Thirty-three (33); thence West along the South line of the Northeast 1/4 and Northwest 1/4 of Section Thirty-three (33) to the Southeast corner of West Half of Northwest 1/4 of Section Thirty-three (33); thence North along the East line of the West half Northwest 1/4 of Section Thirty-three (33) to a point 62 rods South of the North line of Section Thirty-three (33); thence West 12 feet thence South parallel to the East line of West half Northwest 1/4 of Section Thirty-three (33) a distance of 62 rods; thence West to point of beginning, Clay County, Missouri, excepted from above is a graveyard as established by Instrument filed on April 4, 1910 and recorded in Book 151 at Page 423; also excepted from the above is a 12 foot strip running from the South line of the above graveyard to the South line of Section Thirty-three (33) as referred to in Instrument filed of record November 12, 1910 and recorded in Book 167 at Page 65 and except that part conveyed to the United States of America in Document No. D-9723, in Book 1282, at Page 365, and except that part platted as Halferty Estates. Subject to that part, if any, in any streets, roadways, highways or other right-of-ways.

**Tract 2:**

Lots One (1) and Two (2) Halferty Estates, a subdivision in Clay County, Missouri.

**EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:** Beginning at the East Quarter Corner of Section 33, Township 54 North, Range 32 West, Clay County, Missouri; thence along the South line of the Northeast Quarter of said Section North 89 degrees 52 minutes 22 seconds West, 334.75 feet; thence departing from said line North 00 degrees 33 minutes 27 seconds East, 327.53 feet; thence North 09 degrees 50 minutes 16 seconds West, 314.53 feet; thence South 00 degrees 40 minutes 10 seconds West, 377.74 feet to the South line of the Northeast Quarter of said section; thence along said line North 89 degrees 52 minutes 22 seconds West, 1339.55 feet; thence departing from said line North 00 degrees 41 minutes 13 seconds East, 1316.28 feet; thence South 89 degrees 40 minutes 24 seconds East, 668.90 feet; thence South 00 degrees 41 minutes 02 seconds West, 51.63 feet; thence South 89 degrees 40 minutes 24 seconds East, 1337.88 feet to the East line of the Northeast Quarter of said section; thence along said line South 00 degrees 36 minutes 10 seconds West, 1227.02 feet to the Point of Beginning. Containing 56.41 acres, more or less.

**SURVEYOR'S NOTES:**

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than those specifically mentioned that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.
- Declaration is made to original purchaser of the survey. It is not transmittable to additional institutions or subsequent owners.
- Survey is valid only if print has original seal and signature of surveyor.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record that would affect this parcel.
- Surveyor has made an investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title, evidence, or any other facts that an accurate and current title search may disclose.
- The word "verily" or "testificate" as shown and used herein denotes an expression of professional opinion regarding the facts of the survey and does not constitute a warranty of guarantee, express or implied.
- The South line of the Southeast Quarter of Section 33, Township 54 North, Range 32 West, Clay County, Missouri bears South 89 degrees 54 minutes 13 seconds East for this survey.



- = SET MONUMENT L000120
  - = FOUND MONUMENT
  - = COMPLETED CORNER
  - ▲ = FOUND PLS 2321 MONUMENT
  - = FOUND LS 61 MONUMENT
  - ◆ = RECORD DISTANCE
  - ⊕ = MEASURED DISTANCE
  - = ORIGINAL GOVERNMENT SURVEY
  - = INT. R/W MARKER
- EVMS = SURVEY BY LS 61  
COE = CORP. OF ENGINEERS
- = PROPOSED LAND TO BE DEDICATED FOR AGRICULTURAL LAND PRESERVATION (ALP FOD)

**OWNER/DEVELOPER:**  
D & R Farms  
15901 Harvard Drive  
Belton, MO 64012-5459

RECEIVED  
FEB 07 2014

PREPARED FOR:  
SHOW-ME-REALTY  
SECTION 33, T-54N; R-32W  
CLAY COUNTY, MISSOURI



**LAND SURVEYORS - PLANNERS**  
501 North Market, Maryville, MO 64468  
ph (409) 582-8633 fax (409) 582-7173  
4784 Professional Blvd., Boonville, MO 64605  
ph (816) 233-7900 fax (816) 233-4852

FILE:	DATE:	SCALE:	REVISED:	SHEET NO.:
HALFERTY ACRES	1/23/14	1"=300'		1 of 1