

WILLIAMS CREEK

PRELIMINARY PLAT A Replat of "Lot 2, Stone Ridge" and A Replat of "Lot 3B, Replat of Lot 3 Stone Ridge"

Subdivision Description

Those portions of the E1/2 of the NE1/4 of Section 23, Township 53 North of the Baseline, Range 30 West of the Fifth Principle Meridian, Clay County, Missouri, including Lot-2 of Stone Ridge, and Lot -3B of the Replat of Lot-3 of Stone Ridge, all in said E1/2 of the NE1/4, described as a whole as follows; Commencing at the SE corner of said E1/2 of the NE1/4; thence N00°44'43"E, along the east line of said E1/2 of the NE1/4, a distance of 300.00 feet; thence N89°02'52"W, a distance of 28.91 feet to the SE corner of said Lot-3B, and the Point of Beginning of said portions herein described; thence N89°02'52"W, along the south line of said Lot-3B, a distance of 961.24 feet to the SW corner of said Lot-3B; thence N00°45'58"E, along the west line of said Lot-3B and the west line of said Lot-2, a distance of 1139.30 feet to the NW corner of said Lot-2; thence S89°06'01"E, along the north line of said Lot-2, a distance of 590.00 feet to the NE corner of said Lot-2; thence S00°57'15"W, along the easterly line of said Lot-2, a distance of 280.00 feet; thence S89°06'01"E, a distance of 290.00 feet; thence N00°57'15"E, a distance of 330.00 feet to the centerline of NE 166th Street; thence S79°23'45"E, along said centerline, a distance of 43.10 feet; thence S71°49'15"E, along said centerline, a distance of 70.68 feet to the westerly right of way line of U.S. Highway 69; thence S00°57'15"W, along said westerly right of way line, a distance of 772.60 feet; thence N89°02'45"W, along said westerly right of way line, a distance of 15.00 feet; thence S00°57'15"W, along said westerly right of way line, a distance of 377.35 feet; thence N89°02'45"W, along said westerly right of way line, a distance of 10.00 feet; thence S00°57'15"W, along said westerly right of way line, a distance of 12.00 feet to the Point of Beginning. Said portions contain 23.95 acres and are subject to all easements and restrictions of record.

Lot-1 Williams Creek, Rezoning from R1-A to R-1

Those portions of the E1/2 of the NE1/4 of Section 23, Township 53 North of the Baseline, Range 30 West of the Fifth Principle Meridian, Clay County, Missouri, including Lot -3B of the Replat of Lot-3 of Stone Ridge, all in said E1/2 of the NE1/4, described as a whole as follows; Commencing at the SE corner of said E1/2 of the NE1/4; thence N00°44'43"E, along the east line of said E1/2 of the NE1/4, a distance of 300.00 feet; thence N89°02'52"W, a distance of 28.91 feet to the SE corner of said Lot-3B, and the Point of Beginning of said portions herein described; thence N89°02'52"W, along the south line of said Lot-3B, a distance of 961.24 feet to the SW corner of said Lot-3B; thence N00°45'58"E, along the west line of said Lot-3B, a distance of 554.30 feet to the NW corner of said Lot-3B; thence S89°06'01"E, along the north line of said Lot-3B, a distance of 768.08 feet; thence S00°57'15"W, a distance of 250.61 feet; thence S89°06'01"E, a distance of 110.00 feet; thence S89°02'52"E, a distance of 95.00 feet to the westerly right of way line of U.S. Highway 69; thence S00°57'15"W, along said westerly right of way line, a distance of 292.50 feet; thence N89°02'45"W, along said westerly right of way line, a distance of 10.00 feet; thence S00°57'15"W, along said westerly right of way line, a distance of 12.00 feet to the Point of Beginning. Said portions contain 11.20 acres and are subject to all easements and restrictions of record.

Lot-2 Williams Creek, Rezoning to I-1

Those portions of the E1/2 of the NE1/4 of Section 23, Township 53 North of the Baseline, Range 30 West of the Fifth Principle Meridian, Clay County, Missouri, including Lot-2 of Stone Ridge, and Lot -3B of the Replat of Lot-3 of Stone Ridge, all in said E1/2 of the NE1/4, described as a whole as follows; Commencing at the SE corner of said E1/2 of the NE1/4; thence N00°44'43"E, along the east line of said E1/2 of the NE1/4, a distance of 300.00 feet; thence N89°02'52"W, a distance of 28.91 feet to the SE corner of said Lot-3B, and the Point of Beginning of said portions herein described; thence N89°02'52"W, along the south line of said Lot-3B, a distance of 961.24 feet to the SW corner of said Lot-3B; thence N00°45'58"E, along the west line of said Lot-3B, a distance of 554.30 feet to the NW corner of said Lot-3B; thence S89°06'01"E, along the north line of said Lot-3B, a distance of 768.08 feet; thence S00°57'15"W, a distance of 250.61 feet; thence S89°06'01"E, a distance of 110.00 feet; thence S89°02'52"E, a distance of 95.00 feet to the westerly right of way line of U.S. Highway 69; thence S00°57'15"W, along said westerly right of way line, a distance of 292.50 feet; thence N89°02'45"W, along said westerly right of way line, a distance of 10.00 feet; thence S00°57'15"W, along said westerly right of way line, a distance of 12.00 feet to the Point of Beginning. Said portions contain 3.50 acres and are subject to all easements and restrictions of record.

Lot-3 Williams Creek, Rezoning from AG to R-5

Those portions of the E1/2 of the NE1/4 of Section 23, Township 53 North of the Baseline, Range 30 West of the Fifth Principle Meridian, Clay County, Missouri, including Lot-2 of Stone Ridge, all in said E1/2 of the NE1/4, described as a whole as follows; Commencing at the SE corner of said E1/2 of the NE1/4; thence N00°44'43"E, along the east line of said E1/2 of the NE1/4, a distance of 300.00 feet; thence N89°02'52"W, a distance of 28.91 feet to the SE corner of said Lot-3B, and the Point of Beginning of said portions herein described; thence N89°02'52"W, along the south line of said Lot-3B, a distance of 961.24 feet to the SW corner of said Lot-3B; thence N00°45'58"E, along the west line of said Lot-3B, a distance of 554.30 feet to the NW corner of said Lot-3B; thence S89°06'01"E, along the north line of said Lot-3B, a distance of 768.08 feet; thence S00°57'15"W, along the easterly line of said Lot-2, a distance of 280.00 feet; thence S89°06'01"E, a distance of 180.00 feet; thence S00°57'15"W, a distance of 305.00 feet to the south line of said Lot-2; thence N89°06'01"W, along said south line, a distance of 768.08 feet to the Point of Beginning. Said portions contain 9.17 acres and are subject to all easements and restrictions of record.

AREA A

Part of Lot 2 Stone Ridge, Rezone from AG to I-1. Commencing at SW corner of Lot 2, Stone Ridge; thence S89°06'01"E, a long the south line of said Lot 2, a distance of 768.08 feet to the Point of Beginning; thence N00°57'15"E, a distance of 305.00 feet; thence S89°06'01"E, a distance of 110.00 feet; thence S00°57'15"W, a distance of 305.00 feet; thence N89°02'45"W, a distance of 110.00 feet to the Point of Beginning. Said portions contain 0.77 acres and are subject to all easements and restrictions of record.

AREA B

Part of Lot 3B, Replat of Lot 3, Stone Ridge, Rezone from R1-A to I-1. Commencing at SW corner of Lot 2, Stone Ridge; thence S89°06'01"E, a long the south line of said Lot 2, a distance of 768.08 feet to the Point of Beginning; thence S00°57'15"W, a distance of 250.61 feet; thence S89°06'01"E, a distance of 110.00 feet; thence N00°57'15"E, a distance of 250.61 feet; thence N89°02'45"W, a distance of 110.00 feet to the Point of Beginning. Said portions contain 0.63 acres and are subject to all easements and restrictions of record.

Utility Easement Vacation on Lot 2, Stone Ridge and Lot 3B, Replat of Lot 3, Stone Ridge

DESCRIPTION: Beginning at the NE corner of Lot 2, Stone Ridge; thence S00°57'15"W, a distance of 15.00 feet to the Point of Beginning; thence S00°57'15"W, a distance of 540.6 feet; thence N89°06'01"W, a distance of 15.00 feet; thence N00°57'15"E, a distance of 243.1 feet; thence N89°06'01"W, a distance of 70.0 feet; thence N00°57'15"E, a distance of 15.0 feet; thence S89°06'01"E, a distance of 70.0 feet; thence N00°57'15"E, a distance of 282.5 feet; thence S89°06'01"E, a distance of 15.0 feet to the Point of Beginning.

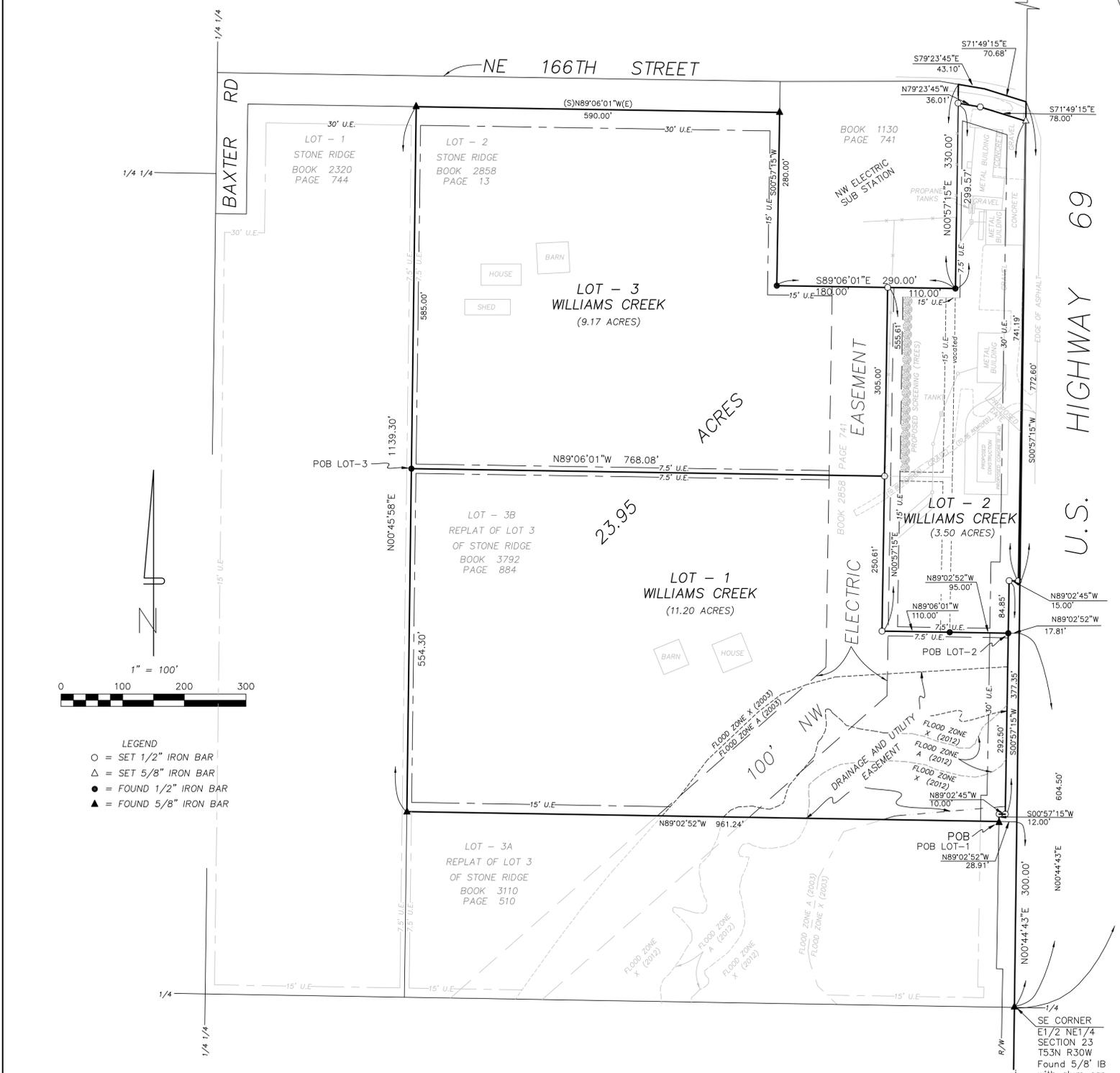
SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct personal supervision, and that I am a duly registered Professional Land Surveyor under the laws of the State of Missouri, and that this survey was performed in accordance with the requirements of the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, effective September 30, 2003.

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.

 Land Surveying Service, Inc.	
806 East Main Street, PO Box 83 Richmond, MO 64085 Phone (816) 776-6343 Phone (816) 470-6343	
Professional Land Survey Corporation No. LS174D	
Survey For: Fred and Iva Dehn Clay County, Missouri	Date: February 6, 2015 Project #: 14-204



NOTES:

- Survey for Fred Dehn, 16416 N US 69 Hwy, Excelsior Springs, MO., 64024
- Survey accuracy is type RURAL.
- Bearing System is based on Stone Ridge Subdivision Plat.
- Reference Deed: Book 1593 Page 82-83; Book 3171 Page 399-400; Book 3792 Page 884; Book 5554 Page 34; Book 2858 Page 13
- Reference Survey: Stone Ridge Subdivision plat, SRB C at Page 358. Replat of Lot 3 of Stone Ridge, SRB E at Page 132.
- This parcel is within the following Flood Hazard Areas: "A" and "X" per FIRM Community Panels 2900860050C with an effective date of April 16, 2003.
- 2012 FEMA info was provided by Clay County Planning & Zoning GIS Dept.
- 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.
- Clay County is governed by the General Fence Law of Chapter 272 of the Missouri Revised Statutes, (RSMo 272.010 - 272.136). Please read: RSMo 272.120: *Division fences are not to be removed without consent of owners.*

FEMA / FIRM LEGEND
 Zone A:
 The 1% annual chance flood (100-year flood), also known as the base flood.
 Zone X:
 Areas determined to be outside the 0.2% annual chance flood.
 FEMA / FIRM zones are shown for informational purposes only.

- LEGEND
- = SET 1/2" IRON BAR
 - △ = SET 5/8" IRON BAR
 - = FOUND 1/2" IRON BAR
 - ▲ = FOUND 5/8" IRON BAR