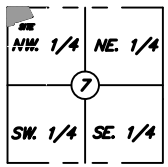
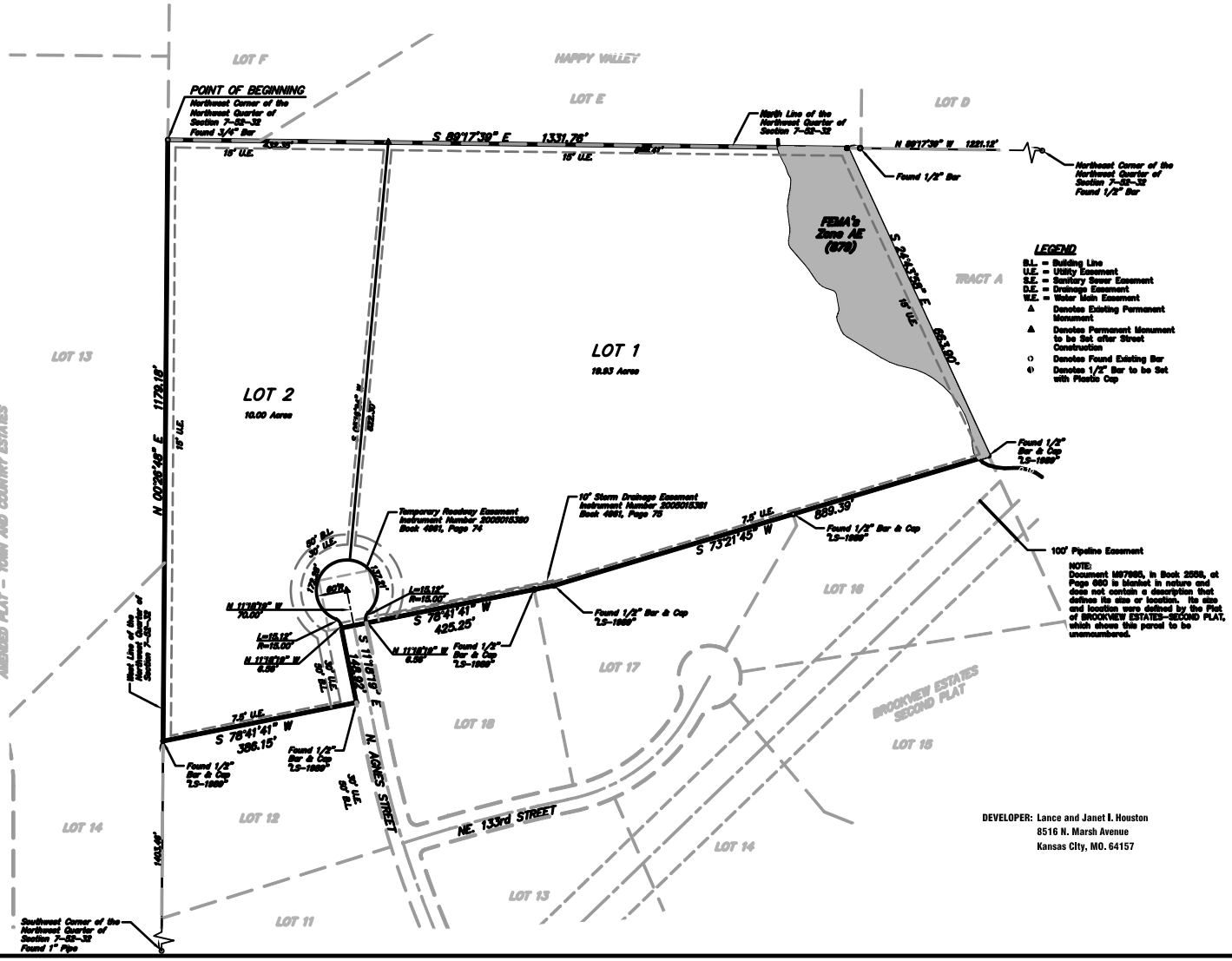
FINAL PLAT
HOUSTON HILLS
NW 1/4 of Sec. 7, Twp. 52, Rng. 32
Clay County, Missouri



SECTION LOCATION
Sec. 28, Twp. 52, Rge. 32
(Not to Scale)

N

SCALE: 1"=100'



NOTE:
Document M97995, in Book 2569, at Page 660 is blanket in nature and does not contain a description that defines its size or location. Its size and location were defined by the Plat of BROOKVIEW ESTATES-SECOND PLAT, which shows this parcel to be unencumbered.

LEGEND

- B.L. = Building Line
- U.E. = Utility Easement
- S.E. = Sanitary Sewer Easement
- D.E. = Drainage Easement
- W.E. = Water Main Easement
- ▲ Denotes Existing Permanent Monument
- ▲ Denotes Permanent Monument to be Set after Street Construction
- ○ Denotes Found Existing Bar
- ⊕ Denotes 1/2" Bar to be Set with Plastic Cap

DEVELOPER: Lance and Janet I. Houston
8516 N. Marsh Avenue
Kansas City, MO. 64157

DESCRIPTION:

A tract of land in the Northwest Quarter of Section Seven (7), Township Fifty-two (52), Range Thirty-two (32), Clay County, Missouri, described as follows: Beginning at the Northwest corner of said Northwest Quarter-Section; Thence South 88° 17' 39" East, along the North line of said Northwest Quarter-Section, said line also being the South boundary of HAPPY VALLEY, a subdivision in said County and State, a distance of 1331.76 feet to the Northwest corner of Tract A, BROOKVIEW ESTATES SECOND PLAT, a subdivision in said County and State; Thence South 24° 43' 39" East, a distance of 663.00 feet, this and the following four (4) courses being along the Northerly boundary of said plat; Thence South 73° 21' 45" West, a distance of 889.39 feet; Thence South 76° 41' 41" West, a distance of 425.25 feet; Thence South 11° 18' 19" East, a distance of 148.92 feet; Thence South 76° 41' 41" West, a distance of 386.15 feet a point on the West line of said Northwest Quarter-Section, said point also being on the East boundary of AMENDED TOWN & COUNTRY ESTATES, a subdivision in said County and State; Thence North 0° 39' 46" East, along said West line, a distance of 1179.18 feet to the Point of Beginning.

Containing 30.20, Acres more or 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 HOUSTON HILLS.

EASEMENTS: An easement or license is hereby granted to Clay County, Missouri, to locate, construct and maintain or to authorize the location, construction, maintenance and use of conduits, sewers and water mains, gas, poles or wires, anchors and surface drainage, upon, over and under the areas outlined on this plat and designated by the words "Utility Easement" or "U.E.", or "Drainage Easement" or "D.E."

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.

FLOOD PLAIN:
The subject property does contain areas of Zone AE and Zone X as depicted on the plat, per Clay County, Missouri Flood Insurance Rate Map (FIRM), Community – Panel Number 29095C0055 B, Revised April 16, 2003.

IN TESTIMONY WHEREOF: The undersigned proprietors have set their hands this _____ day of _____, 20____.

_____ Lance Houston _____ Janet L. Houston

STATE OF MISSOURI }
COUNTY OF _____ } S.S.

On this _____ day of _____, 20____, before me, a Notary Public in and for the County and State aforesaid, personally appeared Lance Houston and Janet L. Houston, husband and wife, known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as their own free act and deed.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in said County and State the day and year last above written.

My Commission Expires: _____

_____
Notary Public:

APPROVALS and ACCEPTANCES

This plat of HOUSTON HILLS, 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

These easements and rights-of-way were accepted by the County Commission of Clay County, Missouri, this _____ day of _____, 20____, Resolution #200_____-_____.

_____ Presiding Commissioner _____ County Counselor

_____ Western District Commissioner Attest: _____ County Clerk

_____ Eastern District Commissioner

This is to certify that this instrument was filed for record in the Recorder of Deeds Office on the _____ day of _____, 20_____, in Cabinet _____, Slave _____ at _____ am/pm o'clock.

_____
Recorder of Deeds

SURVEYOR'S CERTIFICATION:
I hereby certify that the plat of HOUSTON HILLS 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 an urban property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the plotting of subdivisions to the best of my professional knowledge and belief.

_____
ROBERT C. PARKS, MO LS NO. 2362

WESKIRCH & PARKS ENGINEERS, INC.
MO. CERTIFICATE OF AUTHORITY No. 001060
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX:(816)252-5712
WPCOMPEX.COM

FINAL PLAT
HOUSTON HILLS
NW 1/4 OF SEC. 7, TWP. 52, RNG. 32
CLAY COUNTY, MISSOURI

REVISIONS	
REV	DESCRIPTION	DATE

JOB NO.	4063
SCALE:	NOTED
DATE:	4/17/15
DRAFTER:	T.K.O.
CHKD:	B.P.
SHEET NO.	1 of 1

G:\4063 - Houston 2\Final Plat.dwg, 5/13/2015 11:36:54 AM, D.E.H.