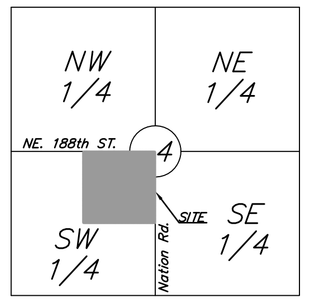
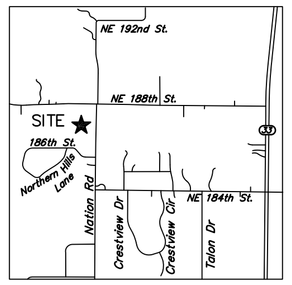
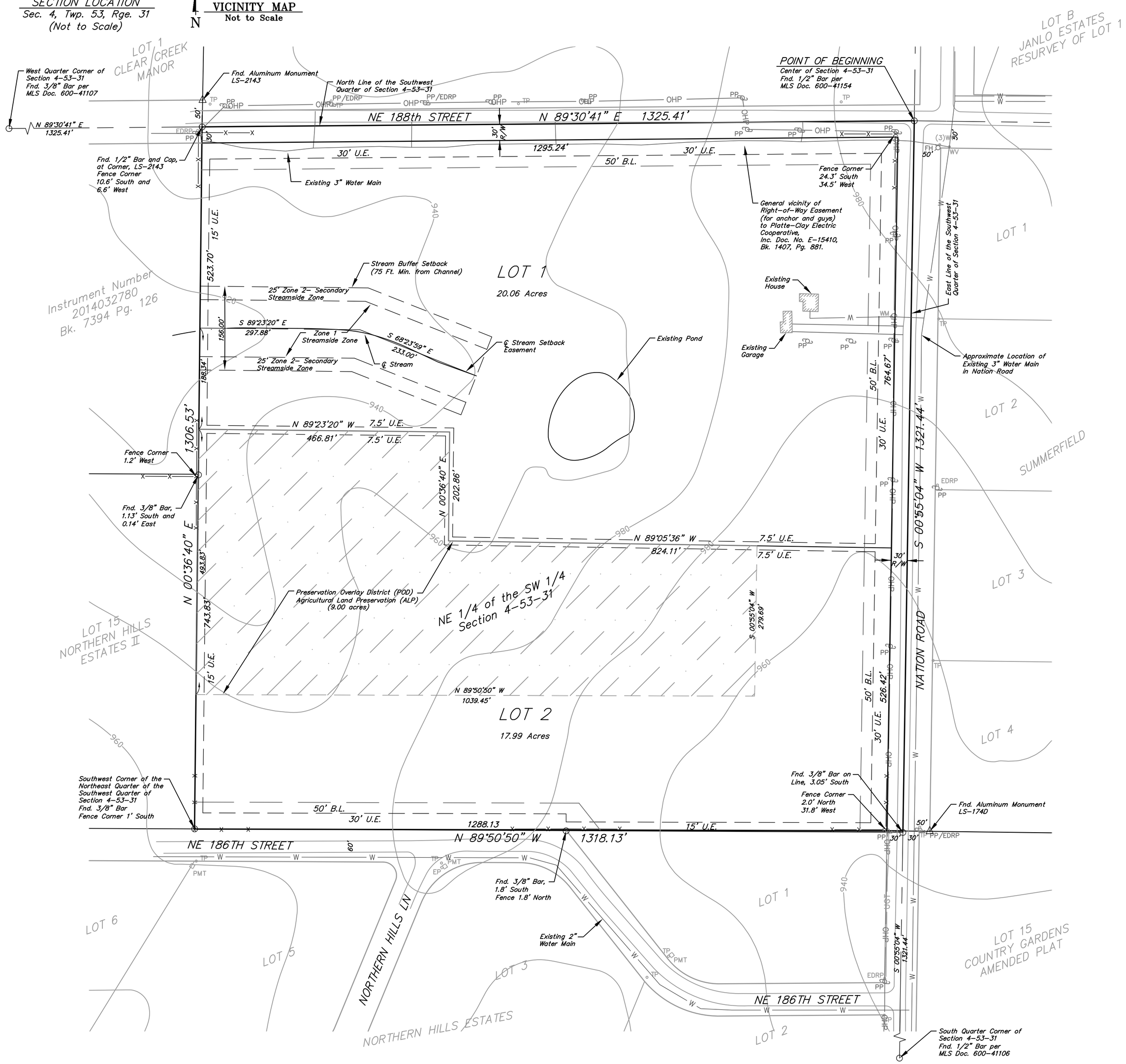
PRELIMINARY PLAT
ECKERBERG ESTATES
Sec. 4, Twp. 53, Rng. 31
Clay County, Missouri



SECTION LOCATION
Sec. 4, Twp. 53, Rge. 31
(Not to Scale)



N
VICINITY MAP
Not to Scale



N
SCALE: 1"=100'
0' 10' 25' 50' 100' 200'

SURVEYED BOUNDARY DESCRIPTION:

All of the Northeast Quarter of the Southwest Quarter of Section 4, Township 53, Range 31, in Clay County, Missouri, more particularly described as follows: Beginning at the Center of said Section 4; Thence South 0° 55' 04" West, along the East line of said Southwest Quarter-Section, a distance of 1321.44 feet to the Southeast corner of the Northeast Quarter of said Southwest Quarter-Section, said point also being the Northeast corner of NORTHERN HILLS ESTATES, a subdivision in said County and State; Thence North 89° 50' 50" West, along the South line of said Quarter-Quarter-Section, and the North line of said plat, a distance of 1318.13 feet to the Southwest corner of said Quarter-Quarter-Section, said point also being the Southeast corner of Lot 15, NORTHERN HILLS ESTATES II, a subdivision in said County and State; Thence North 0° 36' 40" East, along the East line of said Lot 15 and its Northerly prolongation, and the West line of said Quarter-Quarter-Section, a distance of 1306.53 feet to the Northwest corner of said Quarter-Quarter-Section, said point also being the Southeast corner of CLEAR CREEK MANOR, a subdivision in said County and State; Thence North 89° 30' 41" East, along the North line of said Southwest Quarter-Section, a distance of 1325.41 feet to the Point of Beginning. Containing 39.86 acres, more or less.

Subject to that part in Nation Road and that part in NE. 188th Street.

EXISTING CONDITIONS:

ZONING:
Current: AG – Agricultural Residential
Proposed: Lot 1 – AG, Agricultural Residential, (20 Acre minimum).
Lot 2 – R-1, Residential Rural, (10 Acre Minimum).

FLOOD PLAIN:
Per Clay County, Missouri Flood Insurance Rate Map (FIRM), Community – Panel Number 2900860050 C, Revised April 16, 2003, the subject property is in Flood Zone X: Areas determined to be outside the 500-Year Flood Plain.

STREAM BUFFER SETBACK:
Stream Buffer Setback Easement has been provided per Clay County Land Development Code, Chapter 151-11, 2-C. There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by Clay County within this designated zone. Use of easement is furthermore restricted to allowable uses outlined for Zone 1 and Zone 2 in said code.

PRESERVATION OVERLAY DISTRICT:
A Preservation Overlay District is shown for Lot 2, in accordance with Chapter 151-5.4 requirements, and in accordance with the Agricultural Land Preservation (ALP) subcategory recommended for the Rural-Low Density Tier as established in the 2008 Comprehensive Plan, Option B.

PREDOMINANT SOIL TYPES:
(Estimated from USDA SCS Soil Survey of Clay and Ray Counties)

CLASSIFICATION	TYPE	APPROX. PERCENTAGE
10120	Sharpsburg Silt Loam 2-5%	22.45%
10142	Snead-Rock Outcrop Complex 5-14%	3.29%
10169	Lagonda Silty Clay Loam 9-14%	17.01%
30020	Armster Loam 5-9%	2.89%
30024	Armster Loam 9-14%	11.54%
30120	Lagonda Silty Clay Loam 5-9%	42.82%

WATER SERVICE:
Subject Property is in Clay County Water District No. 3.

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 Found Existing Bar
EDRP Electric Drop
EP Electric Pedestal
FH Fire Hydrant
Guy Wire
PMT Pad Mounted Transformer
PP Power Pole
TP Telephone Pedestal
WM Water Meter
WV Water Valve
Existing Fence
Overhead Power Line
870 Existing Contours
W Existing Water Main

DEVELOPER:
Aaron and Nicole Eckerberg
18710 Nation Road
Holt, MO 64048

SURVEYOR'S CERTIFICATION:
I hereby certify that this Survey 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 platting of subdivisions to the best of my professional knowledge and belief.

ROBERT C. PARKS, MO LS NO. 2362

WEISKIRCH & PARKS ENGINEERS, INC.
MO. CERTIFICATE OF AUTHORITY
L.S. No. 000247
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX:(816)252-9712
WPKC@WPEKC.COM

PRELIMINARY PLAT
ECKERBERG ESTATES
IN SECTION 4, TOWNSHIP 53, RANGE 31
CLAY COUNTY, MISSOURI

REV.	DESCRIPTION	DATE:

JOB NO.	4030
SCALE:	NOTED
DATE:	6/03/15
DRAFTER:	T.K.O.
CH'KD:	B.P.
SHEET NO.	1 OF 1

G:\4030-Eckerberg Plat\Prelim Plat.dwg, 6/4/2015 11:29:56 AM, D.E.H.