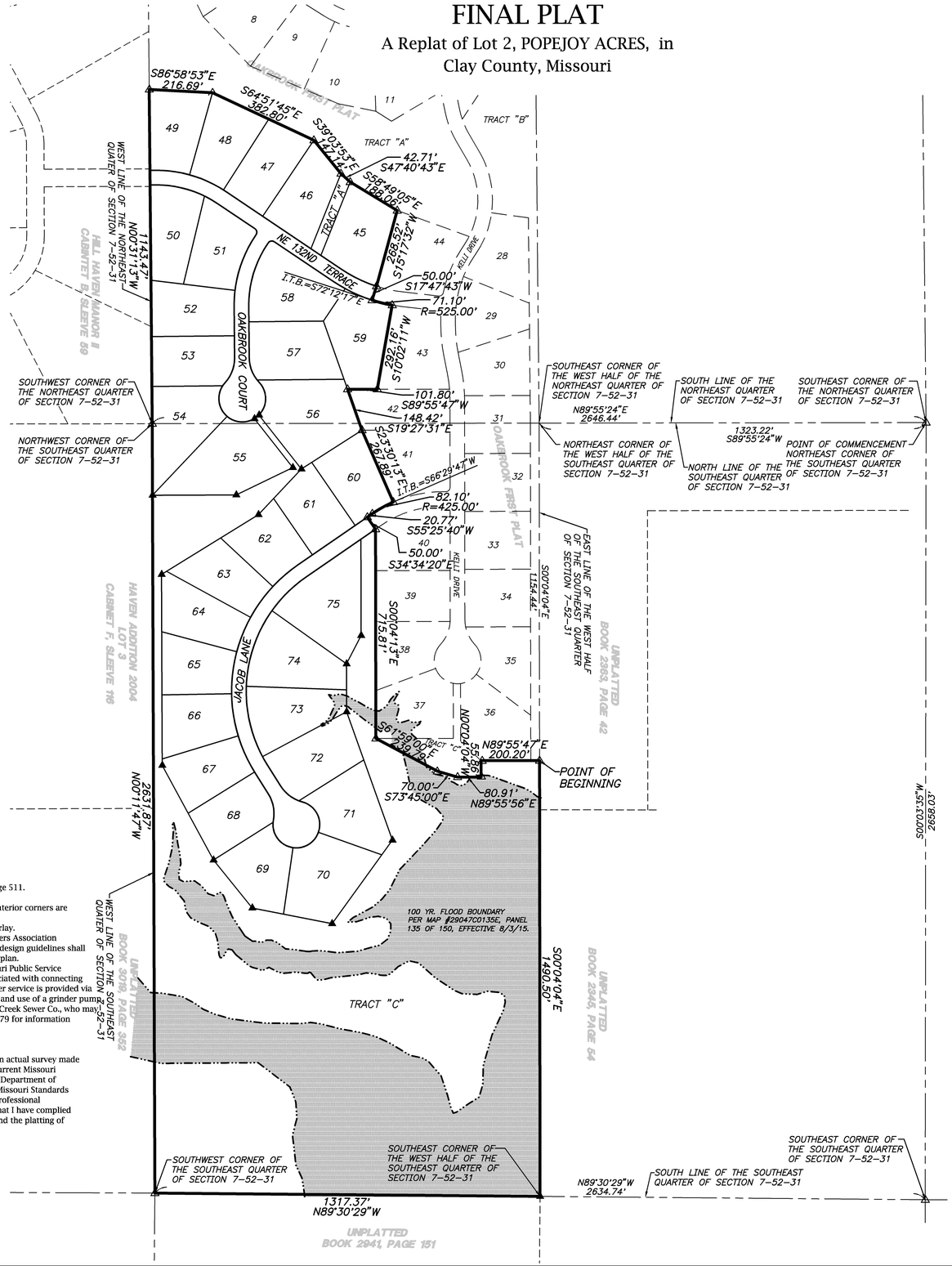
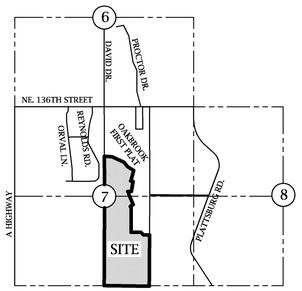
OAKBROOK SECOND PLAT

FINAL PLAT

A Replat of Lot 2, POPEJOY ACRES, in
Clay County, Missouri





Location Map
SEC. 6, 7 & 8-52-31

LEGEND:
I.T.B. = Initial Tangent Bearing
△ Denotes Existing Monument
▲ Denotes Monument to be set after construction of Utilities and Streets.

SCALE: 1"=200'
200 100 0 200

NOTES:
1. Bearing System is based on the Missouri State Plane Coordinate System.
2. Parent tract is recorded at the Clay County Recorder of Deeds office in Book 4729, Page 511.
3. This plat meets the Accuracy Requirements for an Urban Class of Property.
4. Permanent exterior monuments are to be set prior to receding and semi-permanent interior corners are to be set within 12 months of recording of the Final Plat.
5. Rezoned to the Residential R-1A Zoning District with a Conservation District (CD) overlay.
6. Landscaping islands located within cul-de-sacs are to be maintained by the Homeowners Association
7. A one-hundred (100) foot recreational easement consistent with the Northland Trails design guidelines shall be granted to Clay County for the purpose of developing part of the Northland Trails plan.
8. Sewer Service for this plat is provided by a company or entity regulated by the Missouri Public Service Commission or its successor as provided by Missouri Statute(s). There are costs associated with connecting to and the use of said sewer system. At the time of the recording of this plat the sewer service is provided via a pressure sewer system and each lot within the subdivision requires the installation and use of a grinder pump. At the time of the recording of this plat the sewer service is provided by The Timber Creek Sewer Co., who may be contacted by phone at 816-858-3938 or by mail at P.O. Box 511 Platte City MO 64079 for information concerning the costs associated with connecting to and/or using said sewer system.

I hereby state that the plat of OAKBROOK SECOND PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state 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.

DATE: _____

_____
SAM A. AYLETT, PLS-2074

PROPERTY DESCRIPTION:
All that part of Lot 2, POPEJOY ACRES, a subdivision of land in Clay County, Missouri being described as follows: Commencing at the Northeast corner of the Southeast Quarter of Section 7, Township 52, Range 31, also being a point on the boundary of OAKBROOK FIRST PLAT, a subdivision of land in Clay County, Missouri: thence South 89 degrees 55 minutes 24 seconds West, along the North line of the Southeast Quarter of said Section 7, also being the boundary line of said OAKBROOK FIRST PLAT, a distance of 1323.22 feet to the Northeast corner of the West half of the Southeast Quarter of said Section 7; thence continuing along the boundary of said OAKBROOK FIRST PLAT, South 00 degrees 04 minutes 04 seconds East, along the East line of the West half of the Southeast Quarter of said Section 7, a distance of 1154.44 feet to the the Point of Beginning of the tract of land herein to be described; thence continuing along the East line of the West half of the Southeast Quarter of said Section 7, South 00 degrees 04 minutes 04 seconds East, a distance of 1490.50 feet to the Southeast corner of the West half of the Southeast Quarter of said Section 7; thence North 89 degrees 30 minutes 29 seconds West, along the South line of the Southeast Quarter of said Section 7, a distance of 1317.37 feet; to the Southwest corner of the Southeast Quarter of said Section 7; thence North 00 degrees 11 minutes 47 seconds West, along the West line of the Southeast Quarter of said Section 7, a distance of 2631.87 feet to the Northwest corner of the Southeast Quarter of said Section 7, also being the Southwest corner of the Northeast Quarter of said Section 7, and being the Southeast corner of HILL HAVEN MANOR II, a subdivision of land in Clay County, Missouri; thence North 00 degrees 31 minutes 13 seconds West, along the West line of the Northeast Quarter of said Section 7, also being the East line of said HILL HAVEN MANOR II, a distance of 1143.47 feet to a point on the Southwest line of said OAKBROOK FIRST PLAT; thence South 86 degrees 58 minutes 53 seconds East, along the Southwest line of said OAKBROOK FIRST PLAT, a distance of 216.69 feet; thence continuing along the Southwest line of said OAKBROOK FIRST PLAT, South 64 degrees 51 minutes 45 seconds East, a distance of 382.80 feet; thence continuing along the Southwest line of said OAKBROOK FIRST PLAT, South 39 degrees 03 minutes 53 seconds East, a distance of 147.14 feet; thence continuing along the Southwest line of said OAKBROOK FIRST PLAT, South 47 degrees 40 minutes 43 seconds East, a distance of 42.71 feet; thence continuing along the Southwest line of said OAKBROOK FIRST PLAT, South 58 degrees 49 minutes 05 seconds East, a distance of 188.06 feet; thence continuing along the Southwest line of said OAKBROOK FIRST PLAT, South 15 degrees 17 minutes 32 seconds West, a distance of 268.52 feet; thence continuing along the Southwest line of said OAKBROOK FIRST PLAT, South 17 degrees 47 minutes 43 seconds West, a distance of 50.00 feet; thence continuing along the Southwest line of said OAKBROOK FIRST PLAT, Easterly along a curve to the left, having an initial tangent bearing of South 72 degrees 12 minutes 17 seconds East, a radius of 525.00 feet, an arc distance of 71.10 feet; thence continuing along the Southwest line of said OAKBROOK FIRST PLAT, South 10 degrees 02 minutes 11 seconds West, a distance of 292.16 feet; thence continuing along the Southwest line of said OAKBROOK FIRST PLAT, South 89 degrees 55 minutes 47 seconds West, a distance of 101.80 feet; thence continuing along the Southwest line of said OAKBROOK FIRST PLAT, South 19 degrees 27 minutes 31 seconds East, a distance of 148.42 feet; thence continuing along the Southwest line of said OAKBROOK FIRST PLAT, South 23 degrees 30 minutes 13 seconds East, a distance of 267.89 feet; thence continuing along the Southwest line of said OAKBROOK FIRST PLAT, Southwesterly along a curve to the left, having an initial tangent bearing of South 66 degrees 29 minutes 47 seconds West, a radius of 425.00 feet, an arc distance of 82.10 feet; thence continuing along the Southwest line of said OAKBROOK FIRST PLAT, South 55 degrees 25 minutes 40 seconds West, a distance of 20.77 feet; thence continuing along the Southwest line of said OAKBROOK FIRST PLAT, South 34 degrees 34 minutes 20 seconds East, a distance of 50.00 feet; thence continuing along the Southwest line of said OAKBROOK FIRST PLAT, South 00 degrees 04 minutes 13 seconds East, a distance of 715.81 feet; thence continuing along the Southwest line of said OAKBROOK FIRST PLAT, South 61 degrees 59 minutes 00 seconds East, a distance of 239.79 feet; thence continuing along the Southwest line of said OAKBROOK FIRST PLAT, South 73 degrees 45 minutes 00 seconds East, a distance of 70.00 feet; thence continuing along the Southwest line of said OAKBROOK FIRST PLAT, North 89 degrees 55 minutes 56 seconds East, a distance of 80.91 feet; thence continuing along the Southwest line of said OAKBROOK FIRST PLAT, North 00 degrees 04 minutes 04 seconds West, a distance of 55.86 feet; thence continuing along the Southwest line of said OAKBROOK FIRST PLAT, North 89 degrees 55 minutes 47 seconds East, a distance of 200.20 feet to the Point of Beginning. Said tract contains 84.00 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 "OAKBROOK SECOND PLAT".

EASEMENTS: An easement or license is hereby granted to Clay County, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U.E.). All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structures (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Clay County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonable necessary in exercising the rights granted by the easement.

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.

COVENANTS AND RESTRICTIONS: Covenants and restrictions will be recorded simultaneously with this plat.

PRIVATE OPEN SPACE: Tracts A and C are reserved as private open space to be owned and maintained by the Oakbrook Homeowners Association and shall not be used for single-family dwellings.

RECREATIONAL EASEMENT: Northland Trail recreational easement is hereby dedicated to Clay County, Missouri for public use forever to be used for parks, trails or other recreational purposes and any and all purposes reasonably related thereof.

IN TESTIMONY WHEREOF: STAR DEVELOPMENT CORPORATION, a Missouri Corporation, has by the authority of its President has caused this instrument to be executed by its duly authorized officer this _____ day of _____, 20____.

STAR DEVELOPMENT CORPORATION

_____
Timothy D. Harris, President

STATE OF
COUNTY OF } s.s.

Be it remembered that on this_____day of _____, 20____ before me appeared Timothy D. Harris, to me personally known, who being by me duly sworn, did say that he is the President of Star Development Corporation, and that said instrument was signed on behalf of said corporation, and said individual acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in _____ County, Missouri, on the day and year last written.

My Commission Expires: _____.

_____
NOTARY PUBLIC

This plat of OAKBROOK 2ND PLAT 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 Commission

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this ____ day of_____, 20__, Resolution #_____

ATTEST:

_____ Presiding Commissioner

_____ County Counselor

_____ Western District Commissioner

_____ County Clerk

_____ Eastern District Commissioner

FINAL PLAT
OAKBROOK 2ND PLAT
Clay County, Missouri

AYLETT SURVEY & ENGINEERING CO.
LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING
201 NW. 72ND ST. ~ GLADSTONE, MO 64118
PH. (816) 436-0732 ~ FAX (816) 436-0767

Prepared For:
STAR DEVELOPMENT CORPORATION
244 W. MILL STREET
LIBERTY, MO 64068

SHEET 1 OF 3

Drawn By: JKR	File Name: 49348fpb-1-2	SEC: 7-52-31	Date: June 24, 2015	Job No: 49348