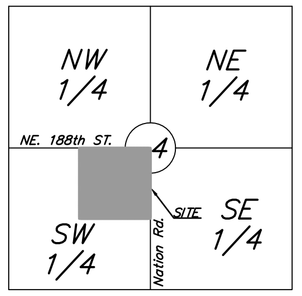
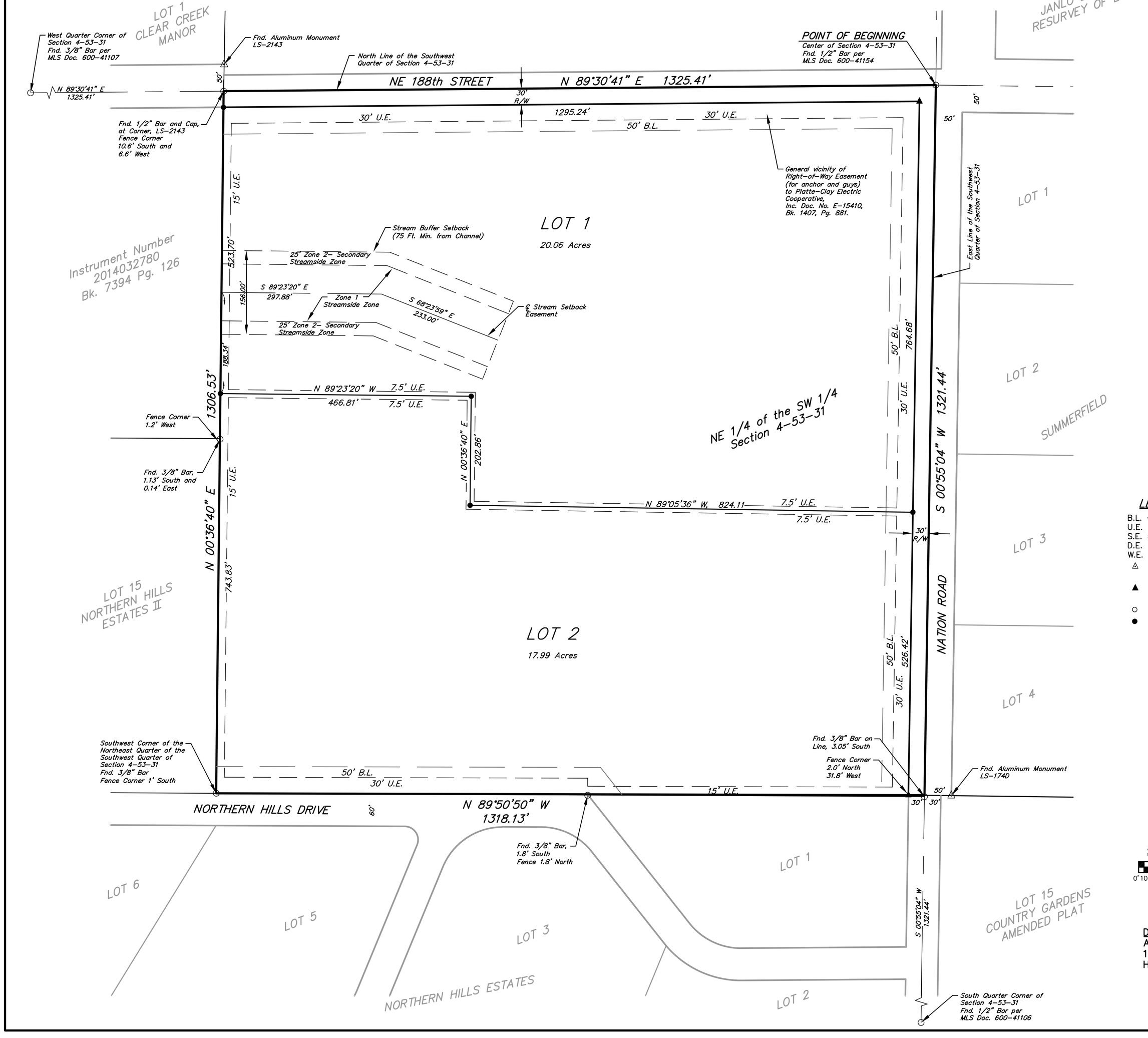
FINAL PLAT
ECKERBERG ESTATES
Sec. 4, Twp. 53, Rng. 31
Clay County, Missouri



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



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
○ Denotes Found Existing Bar
● Denotes 1/2" Bar to be Set with Plastic Cap

N

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

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

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.

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 ECKERBERG ESTATES.

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."

STREAM BUFFER SETBACK: A Stream Buffer Setback Easement is hereby dedicated in accordance with 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. Use of easement is furthermore restricted to allowable uses outlined for Zone 1 and Zone 2 designation in said code.

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

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

Aaron D. Eckerberg Nicole D. Eckerberg

STATE OF MISSOURI }
COUNTY OF CLAY } S.S.

On this _____ day of _____, 20_____, before me, a Notary Public in and for the County and State aforesaid, personally appeared Aaron D. & Nichole D. Eckerberg, husband & 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 ECKERBERG ESTATES 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 right–of–ways 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 _____, Sleeve _____ at _____am/pm o'clock.

Recorder of Deeds

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

Robert C. Parks, LS–2362

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

REV.	DESCRIPTION	DATE:

REVISIONS

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\Final Plat.dwg, 6/4/2015 11:28:55 AM, D.E.H.