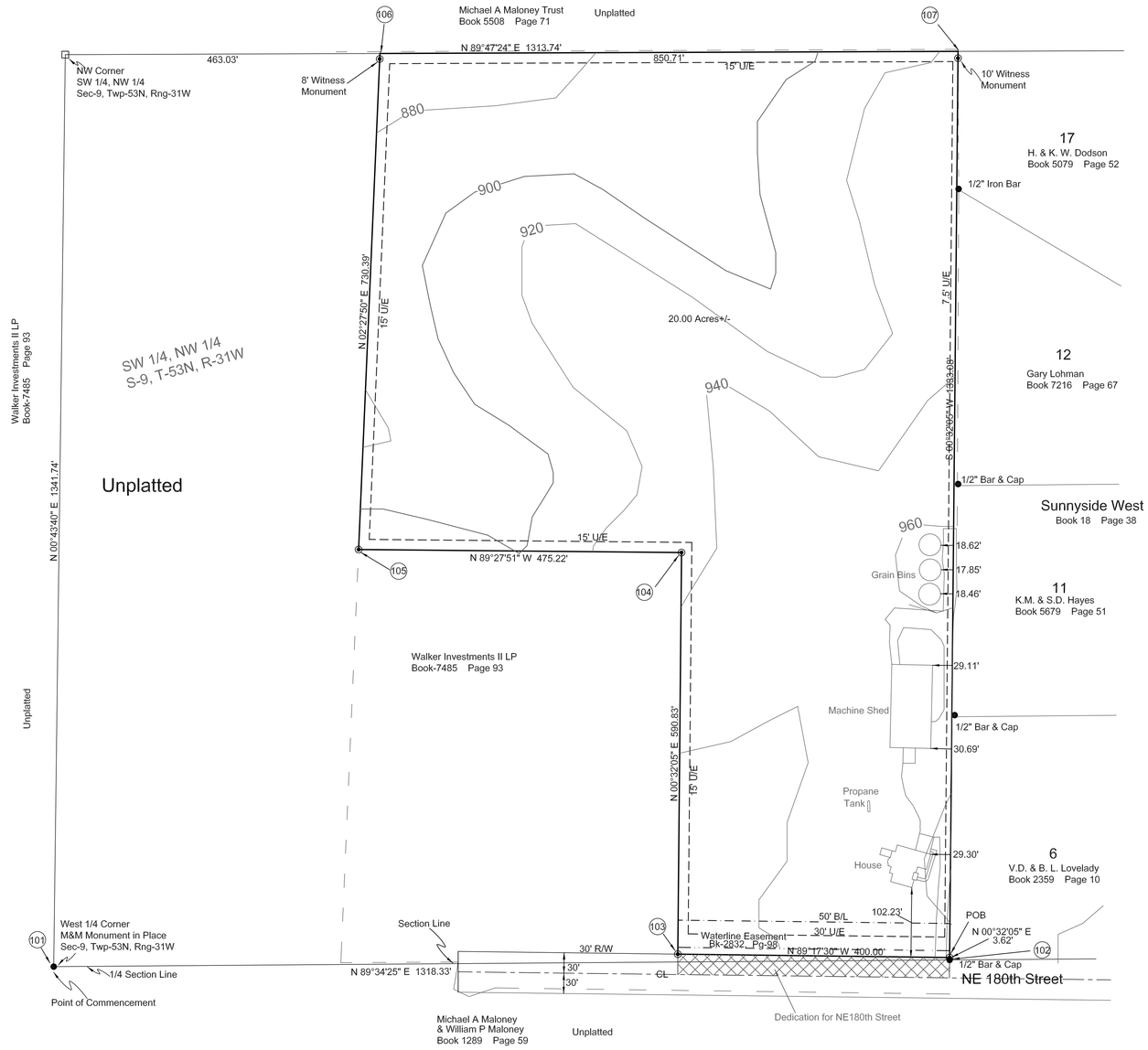



## Surveyed Description:

A Twenty (20) Acre tract of land in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), for Section Nine (9), Township Fifty-three (53) North, Range Thirty-one (31) West, Clay County, Missouri.
Being more particularly described as follows:
Commencing at the West Quarter (W 1/4) Corner for Section Nine (9), Township Fifty-three (53) North, Range Thirty-one (31) West, Clay County, Missouri; thence East (E) along the South (S) Line for the Southwest Quarter (SW 1/4), of the Northwest Quarter (NW 1/4) for said Section Nine (9), N 89°34'25" E, a distance of 1318.33 feet, to a found 1/2" Bar and Cap, said point being the Southwest (SW) Corner for Sunnyside West Subdivision; thence departing the South (S) Line for the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) for said Section Nine (9), North (N) along the West Line for said Sunnyside West Subdivision, N 00°32'05" E, a distance of 3.62 feet, to a point on the North (N) Right of Way for NE 180th Street, said point being the Point of Beginning; thence West (W) along the North (N) Right of Way for said NE 180th Street, N 89°17'30" W, a distance of 400.00 feet; thence departing the North (N) Right of Way for said NE 180th Street, N 00°32'05" E, a distance of 590.83 feet; thence N 89°27'51" W, a distance of 475.22 feet, to a point in an Existing Fence Line; thence North (N) along the Existing Fence Line, N 02°27'50" E, a distance of 730.39 feet, to a point on the North (N) Line for the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) for said Section Nine (9); thence East (E) along the North (N) Line for the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) for said Section Nine (9), N 89°47'24" E, a distance of 850.71 feet, to the Northwest (NW) Corner for said Sunnyside West Subdivision; thence South (S) along the West (W) Line for said Sunnyside West Subdivision, S 00°32'05" W, a distance of 1333.08 feet, to the Point of Beginning, containing 20.00 acres more or less.
The above described property is subject to easements, restrictions, covenants, and right of ways of record.

## Surveyor's Notes:

1) Title Report # 01109-42875 dated February 22, 2016, was provided by Stewart Titile Company.

2) The subject property is located in Zone C, areas determined to be outside flood zone, as shown on FIRM Map Panel # 29047C 0045E effective August 3, 2015.

3) The surveyed property is subject to an Existing Waterline Easement Document No. N92470, Book-2832 at Page 98

4) The surveyed property lies within the boundaries of the Holt Community Fire Protection District per Document No. L 01044, Book 2046, at Page 908, dated: July 12, 1991

5) The Missouri Board of Architects, Professional Engineers, Professional Surveyors Classify the Surveyed Property as Rural.

6) Record Deed for for the surveyed property is recorded in Book 7485, at Page 93 on file with the Clay County Missouri Recorder of Deeds.

PRELIMINARY PLAT

# RATCLIFF ACRES

A SUBDIVISION IN THE SW 1/4, NW 1/4
SEC-9, TWP-53N, RNG-31W
CLAY COUNTY, MISSOURI

## Dedication:

STREETS: Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

EASEMENTS: An easement or license is hereby granted to Clay County, Missouri, for the purpose of locating construction, 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 pedistals, 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.

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 all external property lines.

In testimony wherof, the undersigned proprietor has unto set it's hand this _____ day of _____, 2016.

Walker Investments II, L.P.

By: _____
Lisa Walker, Managing Member

State of Missouri )
) SS
County of Clay )

On this _____ day of _____, 2016, before me appeared Lisa Walker, to me personally known, with being by me duly sworn , did say that they are Mananging Member, of Walker Investments II, L.P., and that foregoing instrument was signed and sealed on behalf of said Walker Investments II, L.P. by authority of it's Managing Member and said Lisa Walker, acknowledged said instrument to be the free act and deed of said Walker Investments II, L.P.
IN WITNESS WHEREOF, I have hereunto set my hand affixed my notarial seal at my office in said County and State, the day , and year last written above.

_____ My Commission Expires:_____
Notary Public

This plat of RATCLIFF ACRES, has been submitted to and approved by the Clay County Planning and Zoning Commission this _____ day of _____, 2016

_____ _____
Chairman, Planning and Zoning Commission Director, Planning and Zoning Commission

These Easments and right of ways accepted by the County Governing Body of Clay County, Missouri, this _____, day of _____, 2016, Resolution # _____.

ATTEST:

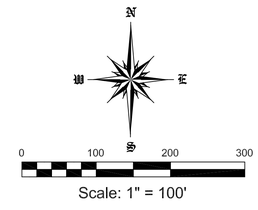
_____ _____
Presiding Commissioner

_____ _____
County Couselor Western District Commissioner

_____ _____
County Clerk Eastern District Commissioner

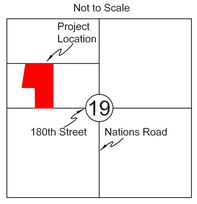
## Legend:

- Monument in Place
- Fence Line
- POB Point of Beginning
- Set 1/2" Bar & Cap PLS-2003013174
- R/W Right of Way
- B/L Building Setback Line
- 946.2' Spot Elevations
- U/E Utility Easement
- Dedication for NE 180th Street



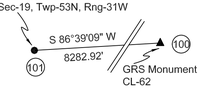

## Vicinity Map

S-19, T-53N, R-31W
Not to Scale




## Basis of Bearings

West 1/4 Corner
M&M Monument in Place
Sec-19, Twp-53N, Rng-31W




## Horizontal Control

NAD 1983 - Missouri West Zone (USFt)
Grid Factor = 0.9999021
Missouri State Plane Coordinates

| PT# | Northing | Easting |
|---|---|---|
| 100 | 1,184,772.08 | 2,825,466.10 |
| 101 | 1,184,288.45 | 2,817,197.32 |
| 102 | 1,184,301.87 | 2,818,515.65 |
| 103 | 1,184,306.82 | 2,818,115.68 |
| 104 | 1,184,897.62 | 2,818,121.19 |
| 105 | 1,184,902.06 | 2,817,645.99 |
| 106 | 1,185,631.78 | 2,817,677.39 |
| 107 | 1,185,634.90 | 2,818,528.09 |

Client: Walker Investments II L.P.
7103 North Stewart Road
Pleasant Valley Missouri 64068-9596

Property Address: 15022 NE 180th Street
Holt, Missouri 64048

| # | Date | Description | By |
|---|---|---|---|

Northland Surveying
38995 West 92nd Street - Richmond, Missouri. 64085
Office/Fax - (816) 776-3606 Cell - (816) 377-2145

PRELIMINARY PLAT
RATCLIFF ACRES
A SUBDIVISION IN THE SW 1/4, NW 1/4
SEC-9, TWP-53N, RNG-31W
CLAY COUNTY, MISSOURI
SUBDIVISION CONTAINS 20.00 ACRES MORE OR LESS

THIS DRAWING WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT BEARS THE ORIGINAL SEAL IN GREEN INK OR BLACK INK OF A MISSOURI CERTIFYING PROFESSIONAL LAND SURVEYOR.

DATE: _____

MARK HAWKINS P.L.S.
PLS-2003013174

| | |
|---|---|
| DRAWN BY: | MAH |
| APPROVED BY: | MAH |
| PROJECT NO: | 16-0115 |
| SCALE: | 1" = 100' |
| DATE: | 03-24-16 |

SHEET NO:
1 of 1