

Final Plat of Glen Eagle Lots 1 thru 31 a Planned Development in the City of Harrisonville, Missouri

Owner/Developer:
SHADOW RIDGE DEVELOPMENT, LLC.
STEVE SCHUMATE
D.E. PEMBERTON
PEGGY RAGAN
10200 STATE LINE
LEAWOOD, KANSAS 66206
913-649-3100

Description:

PART OF A TRACT OF LAND DESCRIBED IN BOOK 2302, PAGE 54 IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, MOVED SAID, RUN THENCE NORTH 88°11'42" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID QUARTER OF SAID SECTION 3, 1325.04 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID QUARTER OF SAID SECTION 3, 1325.04 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID QUARTER OF SAID SECTION 3; THENCE NORTH 1°39'48" EAST ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID QUARTER OF SAID SECTION 3, 2634.00 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF; THENCE NORTH 87°57'20" WEST ALONG THE NORTH LINE OF SAID WEST HALF, 1323.15 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 88°21'39" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 590.30 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE SOUTH 1°10'00" WEST, 163.59 FEET; THENCE NORTH 88°50'00" WEST, 13.61 FEET; THENCE SOUTH 1°10'00" WEST, 110.00 FEET; THENCE NORTH 88°50'00" WEST, 270.00 FEET; THENCE SOUTH 1°10'00" WEST, 110.00 FEET; THENCE SOUTH 1°10'00" WEST, 110.00 FEET; THENCE NORTH 88°50'00" WEST, 160.00 FEET; THENCE SOUTH 1°10'00" WEST, 299.42 FEET; THENCE SOUTH 88°50'00" EAST, 11.55 FEET; THENCE SOUTH 1°10'00" WEST, 163.66 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 88°50'00" WEST, 163.66 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 1°40'39" EAST ALONG SAID WEST LINE, 579.83 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 88°21'39" EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 730.00 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 7.55 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS.

Owner's Certificate:

AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED PROPRIETORS HAVE CAUSED THIS PLAT TO BE SIGNED BY ITS MANAGING PARTNER AND ATTESTED BY A MEMBER THIS 15th DAY OF Nov, 2005.

SHADOW RIDGE DEVELOPMENT, LLC

BY: [Signature] MANAGING PARTNER
ATTEST: [Signature] MEMBER

STATE OF MO } SS
COUNTY OF Jackson

BE IT REMEMBERED THAT ON THIS 15th DAY OF November, 2005, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME Peggy L. Ragan & Stephen J. Schumate, TO ME, PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES: May 15, 2009

Dedication:

THE UNDERSIGNED PROPRIETORS OF THE REAL ESTATE DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL BE KNOWN AS "GLEN EAGLE," LOTS 1 THRU 31. IT SHALL BE A SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREON TO BE DESIGNATED BY THE NUMBER WHICH APPEARS ON SAID LOT FOLLOWED BY THE WORDS "GLEN EAGLE."

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF HARRISONVILLE, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, WATER, GAS AND SEWER PIPES, POLES, WIRES AND ANCHORS AND ALL OR ANY OF THEM UPON THOSE AREAS IN THIS SUBDIVISION OUTLINED ON THIS PLAT AND DEDICATED BY THE WORDS "UTILITY EASEMENT" (U.E.), "STORM DRAINAGE AND UTILITY EASEMENT" (S.D. & U.E.) OR WATER LINE EASEMENT.

A TEMPORARY EASEMENT IS HEREBY GRANTED TO THE CITY OF HARRISONVILLE FOR PUBLIC USE OF THE TEMPORARY CUL-DE-SAC LOCATED AT THE END OF HAWK VIEW. SAID EASEMENT SHALL BE LOCATED AS SHOWN ON THIS FINAL PLAT AND SHALL REMAIN IN EFFECT UNTIL SUCH A TIME THAT SAID TEMPORARY CUL-DE-SAC MUST BE REMOVED TO CONSTRUCT THE REMAINDER OF HAWK VIEW.

THE STREETS OR ROADS SHOWN ON THIS PLAT AND NOT ALREADY DEDICATED TO THE PUBLIC ARE HEREBY SO DEDICATED.

THE USE OF ALL LOTS ON THIS PLAT SHALL BE SUBJECT TO ANY AND ALL RESTRICTIONS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI.

THIS PLAT OF "GLEN EAGLE," LOTS 1 THRU 31 HAS BEEN SUBMITTED TO AND APPROVED BY THE HARRISONVILLE PLANNING AND ZONING COMMISSION THIS 12th DAY OF July, 2005.

[Signature]
PLANNING & ZONING COMMISSION CHAIRMAN

THIS PLAT OF "GLEN EAGLE," LOTS 1 THRU 31 INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE BOARD OF ALDERMAN HAS BEEN SUBMITTED TO AND APPROVED BY THE HARRISONVILLE BOARD OF ALDERMAN BY ORDINANCE NO. 2972, DULY PASSED AND APPROVED BY THE MAYOR OF HARRISONVILLE, MISSOURI, IN THE 18th DAY OF September, 2005.

(SEAL)
MAYOR: [Signature]
ATTEST: [Signature] CITY CLERK

[Signature] CITY ENGINEER
[Signature] COMMUNITY DEVELOPMENT DIRECTOR

REVISED 8/10/05 AS PER CITY COMMENTS.
REVISED 7/11/05 AS PER CITY COMMENTS.

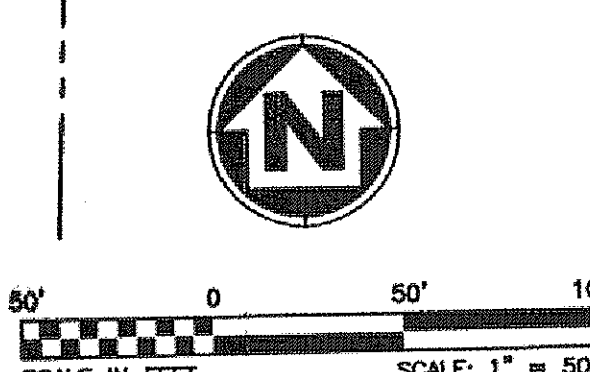
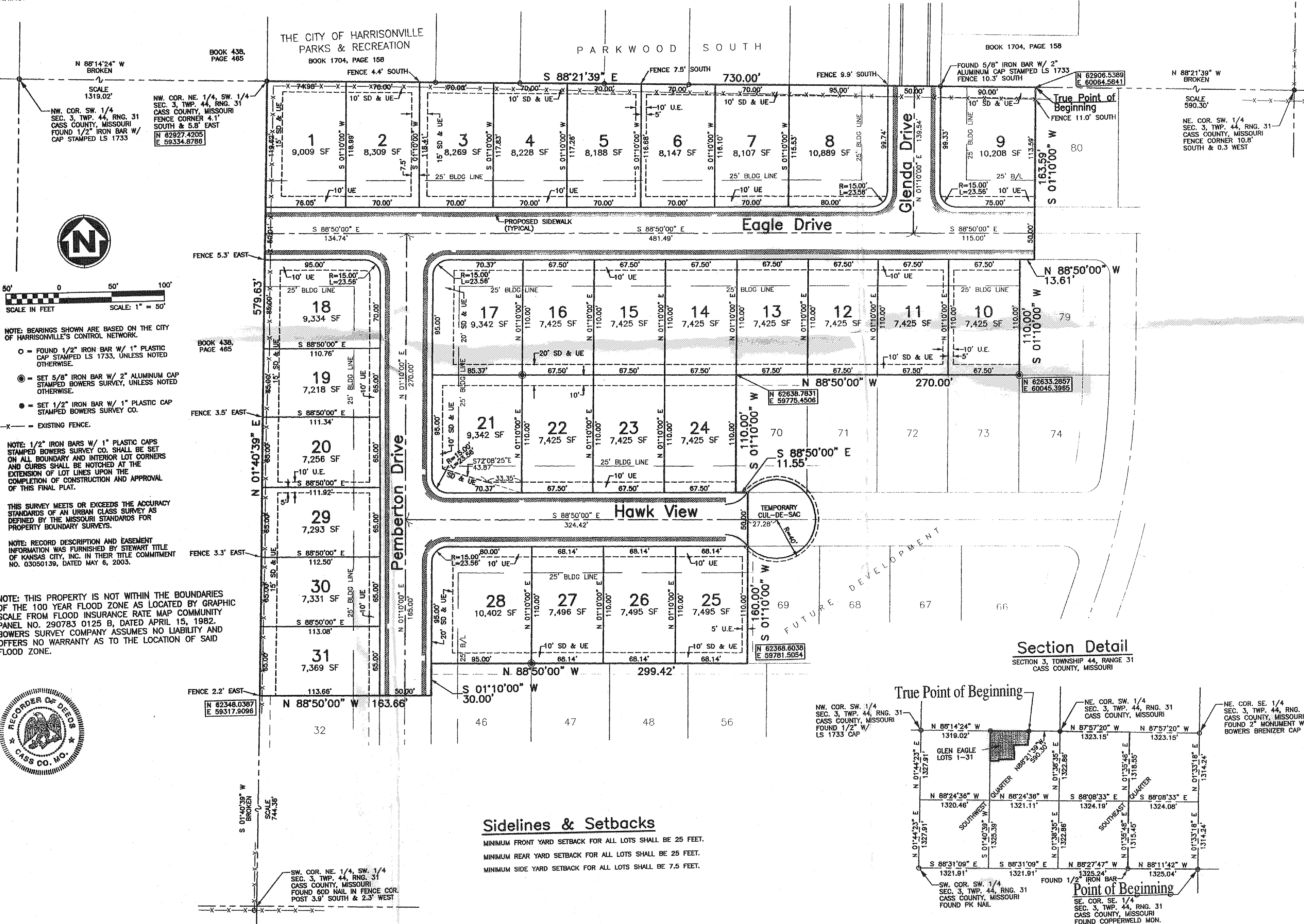
THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT HE HAS SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. HE FURTHER STATES THAT HE HAS COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE.

FOR: SHADOW RIDGE DEVELOPMENT LEAWOOD, KANSAS

BOWERS SURVEY COMPANY
ESTABLISHED 1982
110 SOUTH INDEPENDENCE P.O. BOX 71
HARRISONVILLE, MISSOURI 64701
PHONE (816) 380-4821
FAX (816) 380-4635

SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
3	44	31	CASS	MISSOURI	5/19/05	18495-05

DRAWING NO. 18496FP.DWG DRAWN BY: GB CHECKED BY: JERRELL T. BOWERS MO LS 1733



- FOUND 1/2" IRON BAR W/ 2" ALUMINUM CAP STAMPED LS 1733, UNLESS NOTED OTHERWISE.
 - SET 5/8" IRON BAR W/ 2" ALUMINUM CAP STAMPED BOWERS SURVEY, UNLESS NOTED OTHERWISE.
 - SET 1/2" IRON BAR W/ 1" PLASTIC CAP STAMPED BOWERS SURVEY CO.
 - EXISTING FENCE.
- NOTE: BEARINGS SHOWN ARE BASED ON THE CITY OF HARRISONVILLE'S CONTROL NETWORK.
- NOTE: 1/2" IRON BARS W/ 1" PLASTIC CAPS STAMPED BOWERS SURVEY CO. SHALL BE SET ON ALL BOUNDARY AND INTERIOR LOT CORNERS AND CURBS SHALL BE NOTCHED AT THE EXTENSION OF LOT LINES UPON THE COMPLETION OF CONSTRUCTION AND APPROVAL OF THIS FINAL PLAT.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- NOTE: RECORD DESCRIPTION AND EASEMENT INFORMATION WAS FURNISHED BY STEWART TITLE OF KANSAS CITY, INC. IN THEIR TITLE COMMITMENT NO. 03050139, DATED MAY 6, 2003.
- NOTE: THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE AS LOCATED BY GRAPHIC SCALE FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 290783 0125 B, DATED APRIL 15, 1982. BOWERS SURVEY COMPANY ASSUMES NO LIABILITY AND OFFERS NO WARRANTY AS TO THE LOCATION OF SAID FLOOD ZONE.



Sidelines & Setbacks
MINIMUM FRONT YARD SETBACK FOR ALL LOTS SHALL BE 25 FEET.
MINIMUM REAR YARD SETBACK FOR ALL LOTS SHALL BE 25 FEET.
MINIMUM SIDE YARD SETBACK FOR ALL LOTS SHALL BE 7.5 FEET.

