

FILE NUMBER 342507
PLAT BK 00020 PG 0038
RECORDING FEE \$2.00
SANDRA A. SANDY, CLERK
CASS COUNTY, MISSOURI

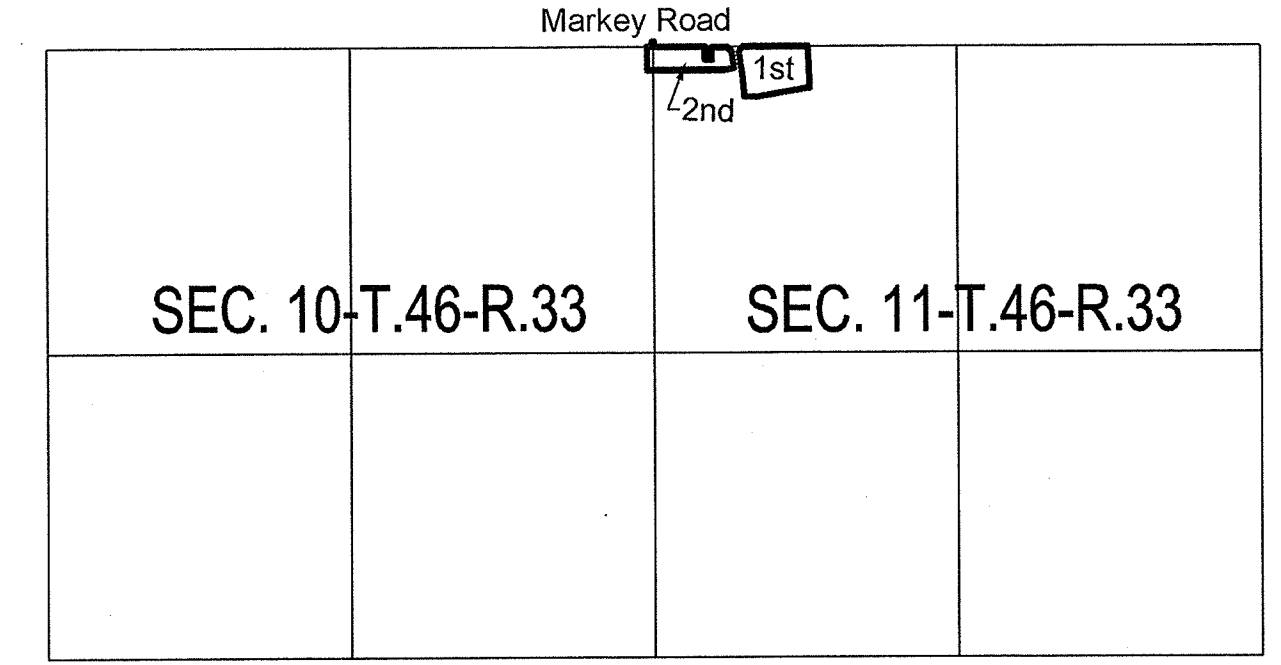
OWNER / DEVELOPER:
BLAKE DEVELOPMENT, LLC
c/o MR. JEFF FREEMAN
502 W. MARKEY ROAD
BELTON, MISSOURI 64012



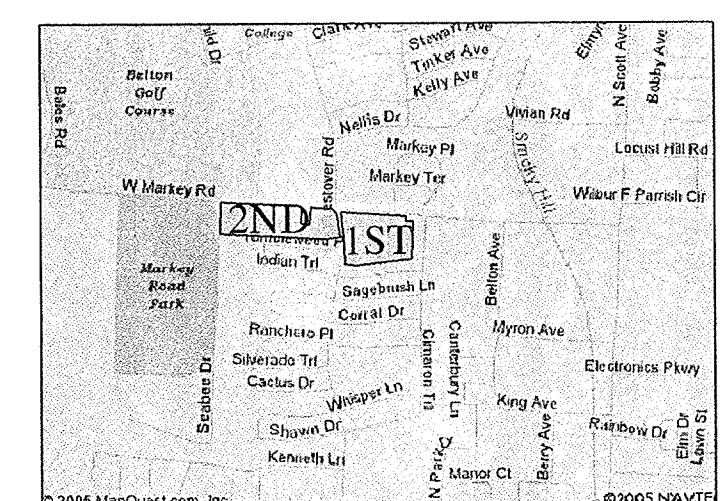
MINIMUM BASEMENT FLOOR ELEVATIONS table with columns for LOT #, MBFE, and 17 lots of data.

NOTE:
"A" - UNIT ON HIGHER END OF SANITARY SEWER MAIN
"D" - UNIT ON LOWER END OF SANITARY SEWER MAIN

FINAL PLAT
EAGLES CREST
1ST PLAT
LOTS 1 - 17
PART OF NW 1/4 SEC. 11-T.46-R.33
BELTON, CASS COUNTY, MISSOURI



LOCATION MAP
SCALE 1"=2000'



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION - 1ST PLAT:

CONTAINING 336,239.10 SQ. FT. OR 7.72 ACRES

A TRACT OF LAND BEING IN PART OF SECTION 11, TOWNSHIP 46, RANGE 33 IN BELTON, CASS COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11 THENCE S 04° 07' 39" W, 30.00 FEET; THENCE S 85° 52' 21" E, 879.58 FEET; THENCE S 05° 52' 21" E, 67.37 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 05° 52' 21" E, 259.14 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE HAVING A RADIUS 1035.00 FEET, AN ARC DISTANCE 211.02 FEET; THENCE S 84° 11' 27" E, 117.00 FEET; THENCE N 84° 33' 48" E, 571.53 FEET; THENCE N 02° 07' 39" E, 425.38 FEET; THENCE N 85° 52' 21" W, 680.54 FEET; THENCE S 45° 37' 46" W, 68.56 FEET RETURNING TO THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE REAL ESTATE DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "EAGLES CREST 1ST PLAT." IT SHALL BE SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREIN TO BE DESIGNATED BY THE NUMBER WHICH APPEARS ON EACH LOT FOLLOWED BY THE WORDS "EAGLES CREST 1ST PLAT."

EASEMENTS:

AN EASEMENT IS HEREBY GRANTED TO BELTON, 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 PEDISTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL 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 STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES; WITH THE EXCEPTION OF DRAINAGE EASEMENTS (D/E) WHERE NO FENCES SHALL BE ERRECTED) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF BELTON, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED TO THE EASEMENTS. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO ALL EASEMENTS DEDICATED TO THE CITY.

DRAINAGE EASEMENT MAINTENANCE:

AREAS DESIGNATED AS DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS. LOT 9 SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

LOT 9 OWNERSHIP:

LOT 9 SHALL BE OWNED BY BLAKE DEVELOPMENT, LLC

BUILDING LINES:

BUILDING LINES OR SET BACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

STREETS:

STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY SO DEDICATED. PHASE I SHALL HAVE A MINIMUM STREET WIDTH OF 36 FEET. PHASE II SHALL HAVE A MINIMUM STREET WIDTH OF 28 FEET.

CITY OF BELTON, MISSOURI:

PLANNING COMMISSION:

THIS PLAT OF "EAGLES CREST 1ST PLAT" HAS BEEN SUBMITTED TO AND APPROVED BY THE BELTON PLANNING COMMISSION THIS 15 DAY OF May, 2006.

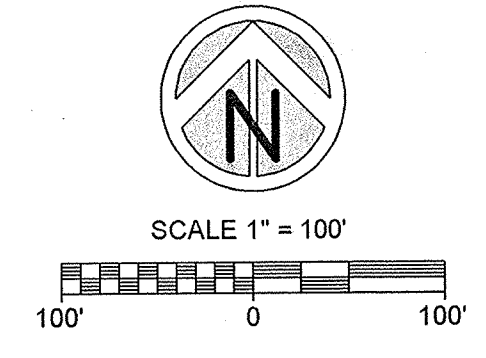
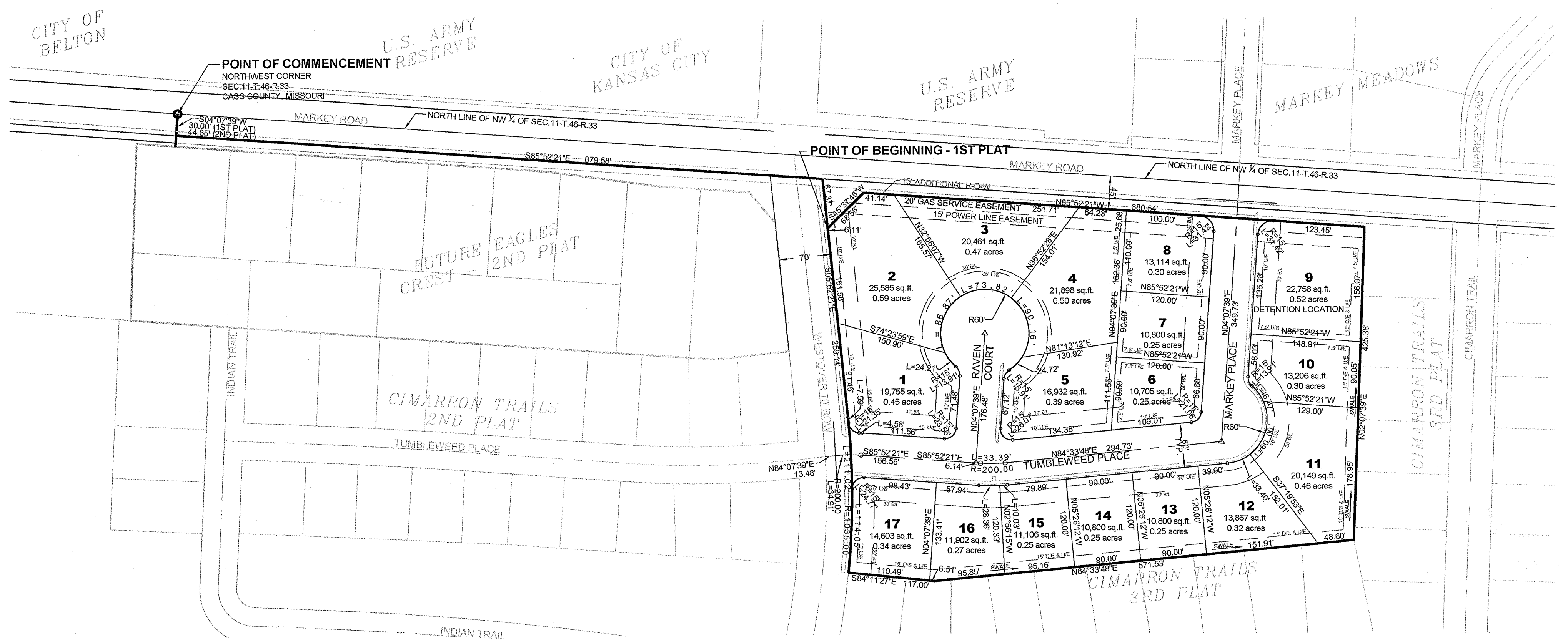
Signatures of Perry Couch, Chairman and Brad Foster, Assistant City Administrator.

BOARD OF ALDERMAN:

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE BOARD OF ALDERMAN OF THE CITY OF BELTON, MISSOURI BY ORDINANCE NO. 2006-3250, DULY AUTHENTICATED AS PASSED THIS 23rd DAY OF May, 2006.

Signature of Jim Odum, Mayor.

Signature of Dot Watkins, Deputy City Clerk.



IN TESTIMONY WHEREOF:

THE UNDERSIGNED OWNERS HAVE SUBSCRIBED THEIR NAMES ON THIS 10th DAY OF June, 2006.

Signature of Jeff Freeman, Member.

Signature of Jeff Freeman, Member.

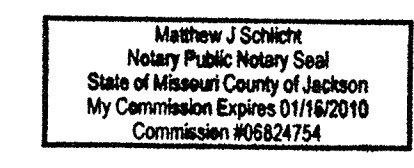
NOTARY CERTIFICATION:

STATE OF Missouri, COUNTY OF Jackson.

BE IT REMEMBERED THAT ON THIS 2nd DAY OF JUNE, 2006, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME JEFF FREEMAN (MEMBER) TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS 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 NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES 1/16/2010

Signature of Matthew J. Schick, Notary Public.



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE WITHIN PLAT OF "EAGLES CREST 1ST PLAT" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, USING CONTROL MONUMENT "BERRY"; THAT THE SECTION AND SECTIONAL SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE LOT CORNERS AND STREET CENTERLINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND BELTON STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICES OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Signature of Robert Kent Mace.

ROBERT KENT MACE

SURVEY AND PLAT NOTES:

- 1. THE FOLLOWING STANDARD MONUMENTS WILL BE SET UPON COMPLETION OF PROPOSED CONSTRUCTION OR WITHIN TWELVE (12) MONTH FROM THE RECORDING OF THIS PLAT, WHICH EVER IS EARLIER, AT THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE ON THIS PLAT.
a) SEMI-PERMANENT MONUMENTS: SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "LS-8319" AT ALL REAR LOT CORNERS. CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
b) PERMANENT MONUMENTS: SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "ENGR SOLN, LS-8319" AT ALL LOCATIONS MARKED "Δ".
2. THE POSITION OF EXISTING MONUMENTS AS INDICATED BY AN "O", "Δ" OR "□" IS BY DIFFERENCE IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE DISTANCE NOTED FROM THE NEAREST PROPERTY CORNER.
3. ALL BEARING SHOWN ON THIS PLAT ARE BASED UPON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 11-T.46-R.33 AS BEING S 85°-52'-21" E.
4. THE FIELD SURVEY FOR THIS PLAT MEETS THE ACCURACY STANDARDS OF AN URBAN SURVEY AS DEFINED BY THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
5. THE SOURCE OF THE DESCRIPTION USED FOR THIS PLAT WAS DERIVED FROM A WARRANTY DEED RECORDED IN BOOK ___ AT PAGE ___ AT THE RECORDER'S OFFICE OF CASS COUNTY, MISSOURI.

REVISIONS table with columns for DATE, CHECKED, DESCRIPTION, CITY COMMENTS, and MMS.

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ENGINEERING SOLUTIONS ENGINEERS & SURVEYORS
317 SW MARKET LEE'S SUMMIT, MO 64063
PHONE (816) 525-8693 FAX (816) 525-8429

FINAL PLAT
EAGLES CREST 1ST PLAT
LOTS 1-17
BELTON, CASS COUNTY, MISSOURI
BLAKE DEVELOPMENT, LLC
502 W. MARKEY ROAD BELTON, MO 64012
PHONE: (816) 331-6801



PROJECT NAME: EAGLES CREST
DATE: JANUARY 12, 2006
SHEET 1 OF 1