

# FINAL PLAT

## TALL GRASS - 4TH PLAT

### LOTS 9 thru 43 TRACT D

### SECTION 17, TOWNSHIP 46, RANGE 30

### PLEASANT HILL, CASS COUNTY, MISSOURI

**SIZE CLASSIFICATION OF HOMES:**  
LOTS 1 THRU 12 - MINIMUM 1600 SQUARE FEET

**INTENDED USE:**  
LOTS 1 THRU 12 - SINGLE FAMILY DWELLING

**ZONING:**  
LOTS 1 THRU 12 - (R1), SINGLE FAMILY RESIDENTIAL DISTRICT

**GENERAL NOTES:**

- Sidewalks are to be constructed on both sides of all streets within the subdivision.
- This property is NOT located within the boundaries of the 100-Year Flood Zone as shown on FEMA FIRM Map, City of Pleasant Hill, Community Panel Number 29037C0067F, dated 1/02/2013.
- This property is subject to a blanket easement to City Services Gas Company recorded April 8, 1957 in Book 413 at Page 371 and recorded April 12, 1957 in Book 413 at Page 388.

**SURVEY NOTES:**

- A 5/8" Iron Bar with Aluminum Cap shall be set at each breakpoint (change of direction) around the described boundary of this Plat, except at those corners where existing monumentation was found, as shown on this Plat.
- All rear lot corners to be set with 1/2" Iron Bars with plastic cap unless noted otherwise.
- Curbs shall be notched at extension of Lot Lines.
- Street C/L to be marked with semi permanent monumentation.
- This Survey meets or exceeds the accuracy standards of an "Urban Property" survey.
- All bearings are Missouri State Plane Grid bearings calculated using MoDNR Cass County Control Monument CA-13.
- The Record Source of the Parent Tract as recorded in Book-4065, at Page-67, in the Cass County Recorder of Deeds Office.

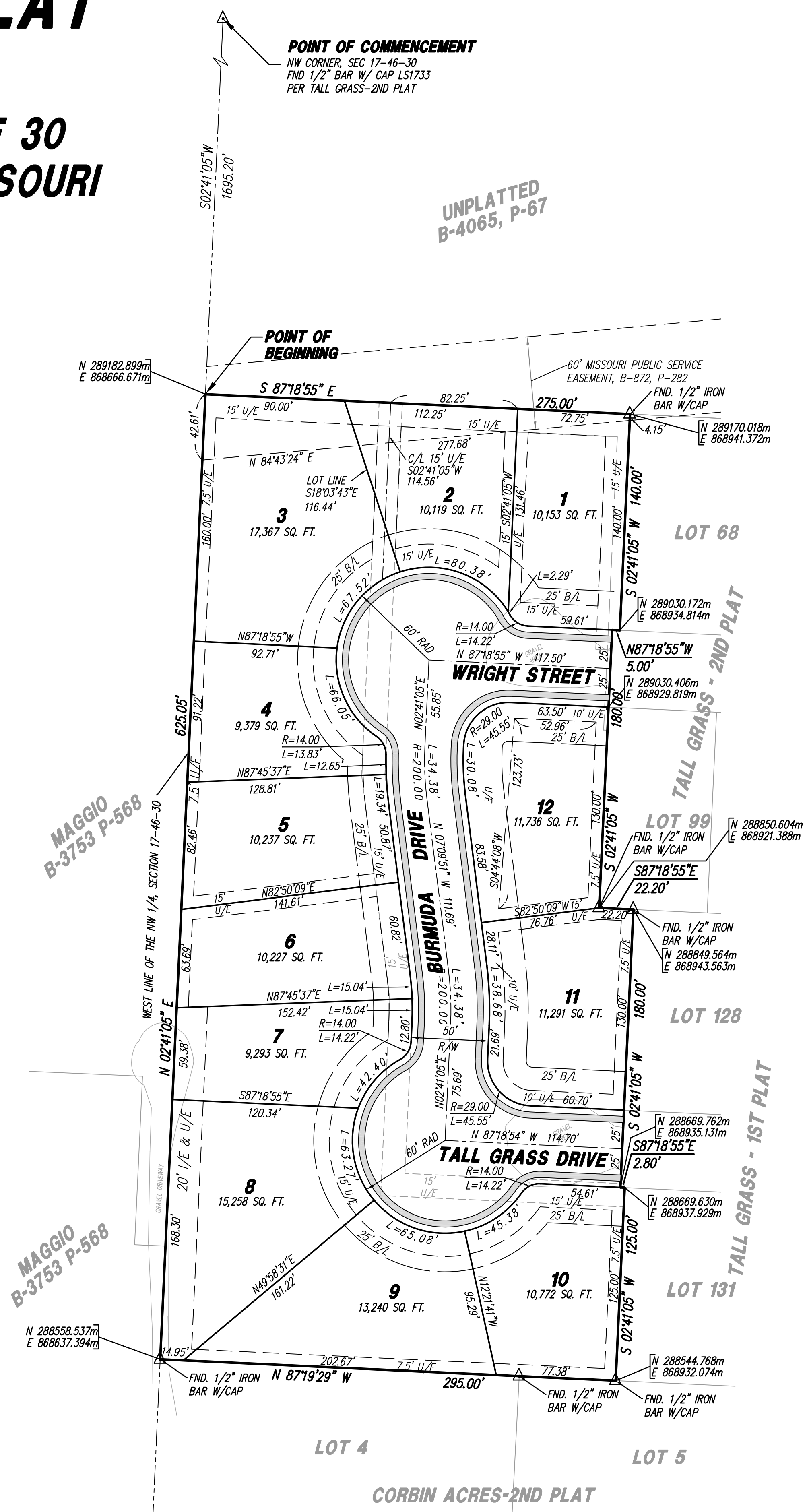
**MISSOURI STATE PLANE COORDINATES:**

All coordinates and bearings as shown herein are based on the Missouri State Plane Coordinate System of 1983, West Zone, using a Grid Factor of 0.9999039.  
MoDNR Monument CA-13  
N 293800.783 m  
E 870560.205 m  
EL=995.40

**OWNER**  
**COUNTRY CLUB HOMES II, LLC.**  
1120 NW Eagle Ridge Blvd.  
Grain Valley, MO. 64029  
Contact David Ward  
816-229-8115

**LADWIG & ASSOCIATES, LLC.**  
LAND SURVEYORS  
33604 E. 235th Street  
Pleasant Hill, Missouri 64080  
816-309-6621

Missouri Certificate of Authority  
Land Surveying - LS-2012028511



**PROPERTY DESCRIPTION:**

All that part of the Northwest quarter of Section 17, Township 46, Range 30, in the City of Pleasant Hill, Cass County, Missouri, more particularly described as: COMMENCING at the Northwest corner of said Northwest quarter; thence South 02 degrees 41 minutes 05 seconds West, along the West line of said quarter section, a distance of 1695.20 feet to the POINT OF BEGINNING; thence South 87 degrees 18 minutes 55 seconds East, a distance of 275.00 feet, to the Northwest corner of Lot 68, Tall Grass-2nd Plat, a subdivision of record; thence Southerly along the West line of said Tall Grass-2nd Plat the following 7 courses; thence South 02 degrees 41 minutes 05 seconds West, a distance of 140.00 feet; thence North 87 degrees 18 minutes 55 seconds West, a distance of 5.00 feet; thence South 02 degrees 41 minutes 05 seconds West, a distance of 180.00 feet; thence South 87 degrees 18 minutes 55 seconds East, a distance of 22.20 feet; thence South 02 degrees 41 minutes 05 seconds West, a distance of 180.00 feet; thence South 87 degrees 18 minutes 55 seconds East, a distance of 2.80 feet; thence South 02 degrees 41 minutes 05 seconds West, a distance of 125.00 feet, to a point on the North line of Lot 5, Corbin Acres-2nd Plat, a subdivision of record; thence North 87 degrees 19 minutes 29 seconds West, along the North line of said Corbin Acres-2nd Plat, a distance of 295.00 feet, to a point on the West line of said quarter section; thence North 02 degrees 41 minutes 05 seconds East, along the West line of said quarter section, a distance of 625.05 feet, to the POINT OF BEGINNING. Containing 4.05 Acres.

**DEDICATION:**

An easement or license is hereby granted to the City of Pleasant Hill, Missouri, to locate, construct and maintain or to authorize the location, construction and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or services, any of them, upon, over or under those areas outlined or designated upon this plat as "Utility Easements" (U/E) or within any street or thoroughfares dedicated to public use on this plat.

Building lines or setback lines are hereby established as shown on the accompanying plat and no new building or portion thereof shall be constructed between this line and the street right of way line.

**STREETS:**

Street right-of-way shown on the accompanying plat not heretofore dedicated to public use is hereby dedicated.

**OWNER'S CERTIFICATE:**

The undersigned proprietors of the tract of land described herein have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as: **TALL GRASS - 4TH PLAT**

In testimony whereof: Country Club Homes II, LLC, a Missouri Limited Liability Company has caused these presents to be signed by its Members this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

David Ward  
Member

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ before me personally appeared David Ward, who being by me sworn did say that he is the sole Member of Country Club Homes II, LLC, a Missouri Limited Liability Company and that said instrument was signed in behalf of said Company by authority of its Member and to be the free act and deed of said Company.

Notary Public in and for Cass County, Missouri

**APPROVED:**

The City of Pleasant Hill

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_

MAYOR

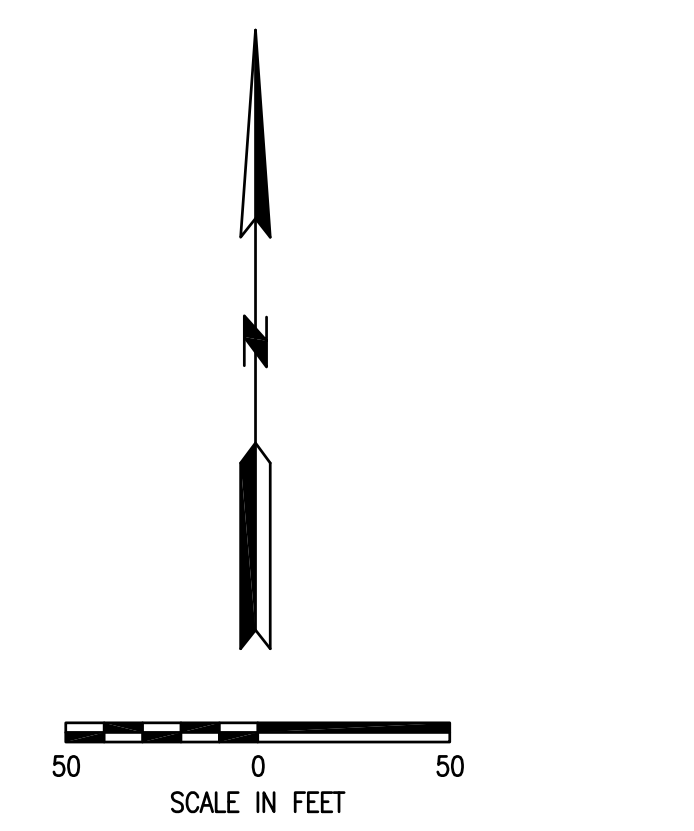
PLANNING AND ZONING CHAIR

I hereby certify that the within plat of **TALL GRASS - 4TH PLAT** 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 PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources. I further certify that the Section and Sectional Subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that I have complied with all State and County statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my knowledge and belief.



Branton E. Ladwig, MO LS-2006016633  
JAN. 25, 2022

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THIS PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.



**KEY:**  
I/E = INGRESS/EGRESS EASEMENT  
U/E = UTILITY EASEMENT  
B/L = BUILDING LINE  
Δ INDICATES MONUMENT FOUND  
— INDICATES 4" CONCRETE SIDEWALK

