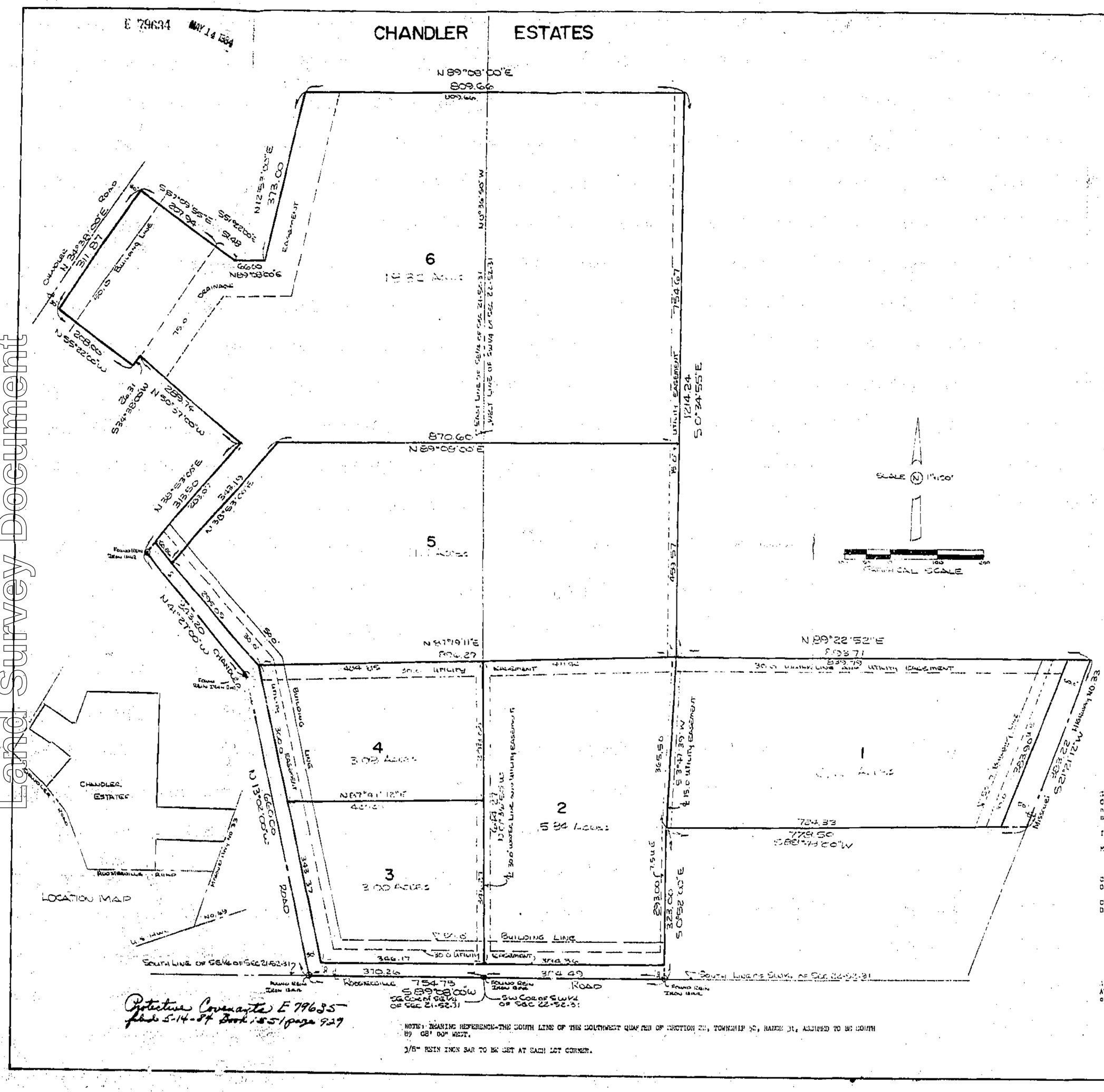
Clay County, Missouri
Land Survey Document

E 79634 MAY 14 1984

CHANDLER ESTATES



NOTE: BEARING REFERENCE-THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 52, RANGE 31, ASSUMED TO BE SOUTH 89° 08' WEST.

3/8" RBIN IRON BAR TO BE SET AT EACH LOT CORNER.

DESCRIPTION

This is a Subdivision of All that part of the Southwest Quarter of Section 22, and that part of the Southeast Quarter of Section 21, Township 52, Range 31, Clay County, Missouri, being bounded and described as follows: Beginning at the Southeast corner of the Southeast Quarter of said Section 21; thence South 89° 08' 00" West along the South line of the Southeast Quarter of said Section 21, 370.26 feet; thence North 13° 02' 00" West along the centerline of County Road, as now established, 660.00 feet; thence North 41° 27' 00" West continuing along said County Road, 343.00 feet; thence North 38° 59' 00" East 313.50 feet; thence North 50° 39' 00" West 289.79 feet; thence South 39° 38' 00" West 26.31 feet; thence North 55° 22' 00" West 208.00 feet to a point on the Easterly right-of-way of said County Road; thence North 39° 38' 00" East along the Easterly right-of-way line of said County Road, 311.87 feet; thence South 77° 09' 35" East 231.94 feet; thence South 51° 23' 00" East 51.48 feet; thence North 89° 03' 00" East 65.00 feet; thence North 17° 53' 00" East 373.00 feet; thence North 89° 08' 00" East 809.66 feet; thence South 0° 34' 55" East 1214.24 feet; thence North 89° 22' 52" East 693.71 feet to a point in the centerline of Missouri Highway No. 33, as now established; thence South 21° 21' 12" West along the centerline of said Highway 383.22 feet; thence South 88° 49' 00" West 776.50 feet; thence South 0° 51' 00" East 323.00 feet to a point on the South line of the Southwest Quarter of said Section 22; thence South 89° 08' 00" West along the South line of the Southwest Quarter of said Section 22, 384.40 feet to the point of Beginning.

DEDICATION

The undersigned owners of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall be hereafter known as:

CHANDLER ESTATES

EASEMENTS: An easement or license is hereby granted to Clay County, Missouri to locate, construct and maintain or authorize the location, construction and maintenance and use of conduits for water, gas, sewer mains, poles or wires or all and any of them over, under and along the strips marked "UTILITY EASEMENTS".

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

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 street line.

RESTRICTIONS: Restrictions are as set forth and recorded as a seperate instrument in the Office of the Recorder of Deeds in Clay County, Missouri.

IN WITNESS WHEREOF: The undersigned owners of the above described tract of land have hereunto set their hands this 5th day of April, 1984.

Floyd T. Neth — NETH-FAIRE FAMILY TRUST — Eleanor Hatch

SCALE (N) 1"=100'
HORIZONTAL SCALE

I certify that this Book
Filed for Record this 14 day of May
A.D. 19 84, at 10 o'clock 20 minutes A.M.
and Recorded in Book 20 on Page 52
WM. L. SLOBRIDGE, Recorder
By Mary Manard, Deputy

STATE OF MISSOURI
COUNTY OF CLAY ss.
Be it remembered that on this 5th day of April, 1984, before me, a Notary Public in and for the County and State aforesaid came Floyd T. Neth and Eleanor Hatch to me personally known, who being by me duly sworn did say that the foregoing instrument was executed by them as their own free act and deed.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial seal the day and year last written above.

My Commission Expires Dec. 3, 1986 — Carolyn K. Moore, NOTARY PUBLIC

CERTIFICATE OF APPROVAL: This plat of CHANDLER ESTATES has been submitted to and considered by the undersigned Clay County Officials and is hereby approved.

COUNTY COURT
DATE: May 14, 1984

PLANNING COMMISSION
DATE: April 6, 1984
Chairman
James D. Stone, Ch.
Marie Johnson, Sec.

SURVEYOR: CERTIFICATE: This plat and survey of CHANDLER ESTATES were executed by DEMENT SURVEYING CO. 5700 N. GRAND AVENUE, GLADSTONE, MISSOURI. I hereby Certify that the information herein is true and accurate and is in accordance with current minimum standards for property boundry surveys of the Missouri Department of Natural Resources.

10/5/84 9779
Clay County
Updates

LARRY L. DEMENT, L.S. 1950

http://www.ClayCoGov.com