F 13107 AUG 19 1985

DESCRIPTION:

This is a subdivision of land in the Southwest Quarter of Section 8 and the Southeast Quarter of Section 7, Township 52, Range 31, Clay County, Missouri, being bounded and described as follows: Beginning at the Southwest corner of the Southwest Quarter of said Section 8; thence North 89 15' 00" East along the South line of the Southwest Quarter of said Section 8, 559.10 feet to a point in the Centerline of Plattsburg Road, as now established; being also the True Point of Beginning of the Subdivision to be herein described; thence North 25 31' 30" West along the centerline of said Plattsburg Road 1295.70 feet to a point on the West line of the Southwest Quarter of said Section 8; thence continuing North 25 31' 30" West along said centerline 486.00 feet; thence North 14 47' 30" East continuing along said centerline 373.50 feet; thence North 47 56' 30" East continuing along said centerline 456.60 feet; thence continuing along said centerline 412.80 feet to a point on the North line of the Southwest Quarter of said Section 8, 918.86 feet; thence South 0 02' North 89 43' 00" East along the North line of the Southwest Quarter of said Section 8; thence South 0 02' 00" East 2645.63 feet to a point on the South line of the Southwest Quarter of said Section 8, thence South 89 15'00" West along the South line of the Southwest Quarter of said Section 8, 757.00 feet to the True 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 hereinafter known as:

TRIPPLE J. ACRES

EASEMENTS: An easement 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 EASEMENT U.E."

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 separate 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 has hereunto set their hands this 8 day of August, 1985.

DAVID LEE FRICK — OWNERS OF LOT 1 — LINDA JEAN FRICK

J. STENNER — OWNERS OF LOT 2 — VIVIAN M. STENNER

STATE OF MISSOURI
COUNTY OF CLAY } S.S.

Be it remembered that on this 8 day of Aug., 1985, before me, a Notary Public in and for the County and State aforesaid came David Lee Frick and Linda Jean Frick, husband and wife, to me personally known, who being by me duly sworn did say that the foregoing instrument was executed by them as thier own free act and deed.

My Commission Expires 1-13-86

Helen L. Gillespie
NOTARY PUBLIC

HELEN L. GILLESPIE
NOTARY PUBLIC STATE OF MISSOURI
CLAY CO.
MY COMMISSION EXPIRES JAN 13 1986

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

COUNTY COMMISSION
DATE: 9-19-85

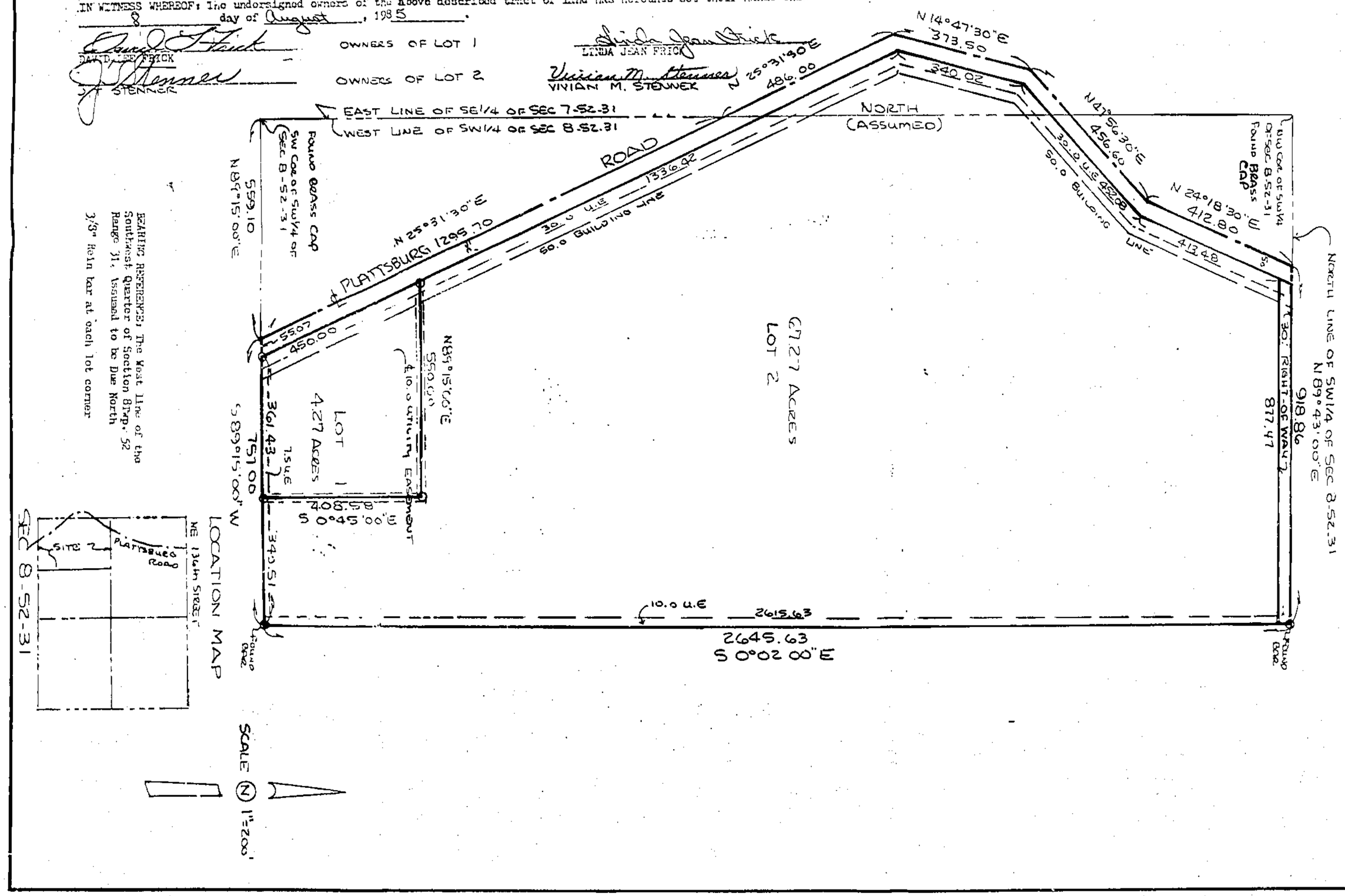
Ed Bauman
Charles J. Broaddus
Don Hamlet

PLANNING COMMISSION
DATE: 8-26-85

Jack Lee
Marvin Dillingham
Jerry B. Elam

SURVEYOR'S CERTIFICATE: This plat and Survey of TRIPPLE J. ACRES were executed by DEMENT SURVEYING CO. 505 NE 58th STREET, GLADSTONE, MISSOURI 64118. I hereby Certify that the information is true and accurate and is in accordance with current minimum standards for property surveys of the Missouri Department of Natural Resources.

Larry L. Dement
LARRY L. DEMENT L.S. MO. 1317
DATE: 9-8-1985



Filed for Record this 19th day of Aug. 1985 at 9:00 o'clock A.M. and recorded in Book 21 at page 37
Recorded in Book 21 Page 37
TH. E. ELDRIDGE, RECORDER
By Wilma L. Baxter

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC.
85 AU 19 A 8:37
RECORDER OF DEEDS
By Wilma L. Baxter Deputy

2/12/86 gm
Plat Book 21

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com