Clay County, Missouri
Land Survey Document

OCT 15 1985 F 17880

LAKE ESTATES

LEGAL DESCRIPTION: A tract of land in the East half of the Southeast Quarter of Section 28, Township 53 North, Range 32 West, described as: Beginning at the Northeast corner of said Southeast Quarter; thence S 00°14' 30" W along the East line of said Southeast Quarter 50.01 feet to the true point of beginning; continuing along said line 2,158.58 feet; thence N 89°30'07" W, 11.09 feet; thence N 45°26'38" W, 145.65 feet; thence N 75°48'45" W, 140.29 feet; thence N 88°41'05" W 818.95 feet; thence N 75°29'49" W, 55.10 feet; thence N 54°11'39" W, 82.57 feet; thence N 39°14'37" W, 88.0 feet; thence N 19°56'19" W, 61.37 feet; thence N 03° 50'51" W, 86.01 feet; thence N 00°40'25" E, 1,082.68 feet; thence N 00°20'31" E, 666.90 feet; thence S 89° 30'41" E, 1,292.96 feet to the point of beginning containing 50.56 acres more or less and being subject to all public roads, easements, reservations, restrictions, and covenants, if any, now of record.

DEDICATION: Sur-Gro Plant Food Co., Inc., a Missouri Corporation, declare they are the sole owners of the above described tract and that they caused the same to be divided into streets and lots of the sizes and dimensions as shown on this plat which was drawn by their authority and under their direction. Said plat shall hereafter be known as "LAKE ESTATES".

The streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated in consideration of the acceptance of said plat and dedication, the owners hereby waive all claims for damages to any of the property described in said plat by reason of the future grading of any of the streets in this plat to such grades as may be established by the County Court of Clay County, Missouri at the time of approval of said plat, or at any time thereafter. This waiver shall be binding upon said owners and their heirs, successors and grantees.

An easement or license is hereby granted to Clay County to locate, construct and maintain or authorize the location, construction and maintenance of conduits, water, gas and sewer pipes, poles, wires, sidewalks, surface drainage or any or all of them over, under, along and thru the strips marked "U.E." or Utility Easement.

IN TESTIMONY WHEREOF, SUR-GRO PLANT FOOD CO., INC., has by authority of its board of directors caused these to be signed by its President and attested by to by its Secretary and its seal affixed hereto on this 2nd day of October, 1985.

SUR-GRO PLANT FOOD CO., INC.

By: Jim Rakestraw
Jim Rakestraw, President

ATTEST:

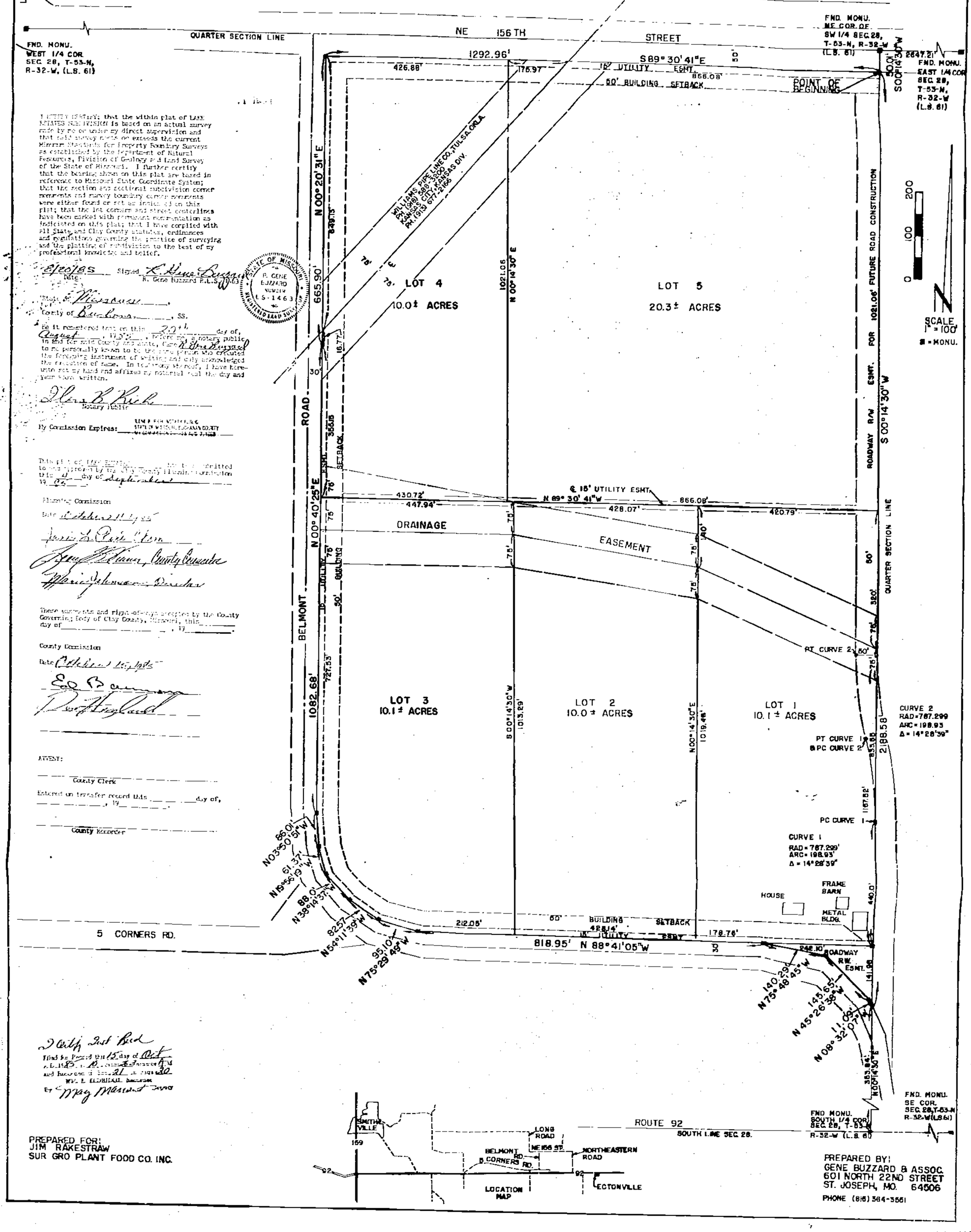
Charles E Killgore
Charles Killgore, Secretary

STATE OF MISSOURI
COUNTY OF CLINTON } SS

On this 2nd day of October, 1985 before me appeared Jim Rakestraw and Charles Killgore, President and Secretary, respectively, of Sur-Gro Plant Food Co., Inc., a Missouri Corporation, to me personally known and by me duly sworn did say that the execution of this instrument was the free act and deed of said Sur-Gro Plant Food Co., Inc., a Missouri Corporation and so signed and attested and seal affixed hereto by the authorization of its Board of Directors. In testimony where of I have set my hand and affixed my official seal on the date last above written.

By: Nancy Blackman
Notary Public

By Commission Expires:
10-3-1989



I hereby certify that the within plat of LAKE ESTATES SUBDIVISION is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that the bearing shown on this plat are based in reference to Missouri State Coordinate System; 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 Clay County statutes, ordinances and regulations governing the practice of surveying and the platting of subdivision to the best of my professional knowledge and belief.

Date 8/20/85 Signed R. Gene Buzzard
R. Gene Buzzard P.L.S. 1463

STATE OF MISSOURI
R. GENE BUZZARD
NUMBER
L.S.-1463
REGISTERED LAND SURVEYOR

State of Missouri,
County of Buchanan, SS.

Be it remembered that on this 20th day of August, 1985, before me a notary public in and for said County and state, came R. Gene Buzzard 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 thereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Glenn B. Kirk
Notary Public

My Commission Expires: GLENN B. KIRK, NOTARY PUBLIC, STATE OF MISSOURI, BUCHANAN COUNTY, MY COMMISSION EXPIRES AUG 7, 1988

This plat of LAKE ESTATES was duly submitted to and approved by the Clay County Planning Commission this 11 day of September 19 85.

Planning Commission

Date October 11, 1985

County Commission

Date October 15, 1985

These easements and right-of-ways accepted by the County Governing Body of Clay County, Missouri, this _____ day of _____, 19____.

County Commission

Date October 15, 1985

ATTEST:

County Clerk

Entered on transfer record this _____ day of, _____, 19____.

County Recorder

Filed for Record this 15 day of Oct A.D. 1985 at 10:53 o'clock AM and Recorded in Book 21 on Page 30
WM. E. ELDRIDGE, Recorder
By May Maxwell Deputy

PREPARED FOR:
JIM RAKESTRAW
SUR GRO PLANT FOOD CO. INC.

PREPARED BY:
GENE BUZZARD & ASSOC.
601 NORTH 22ND STREET
ST. JOSEPH, MO. 64506
PHONE (816) 364-3551

F 17881 Recorded in Book 1658 Page 55 Filed Oct 15, 1985

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