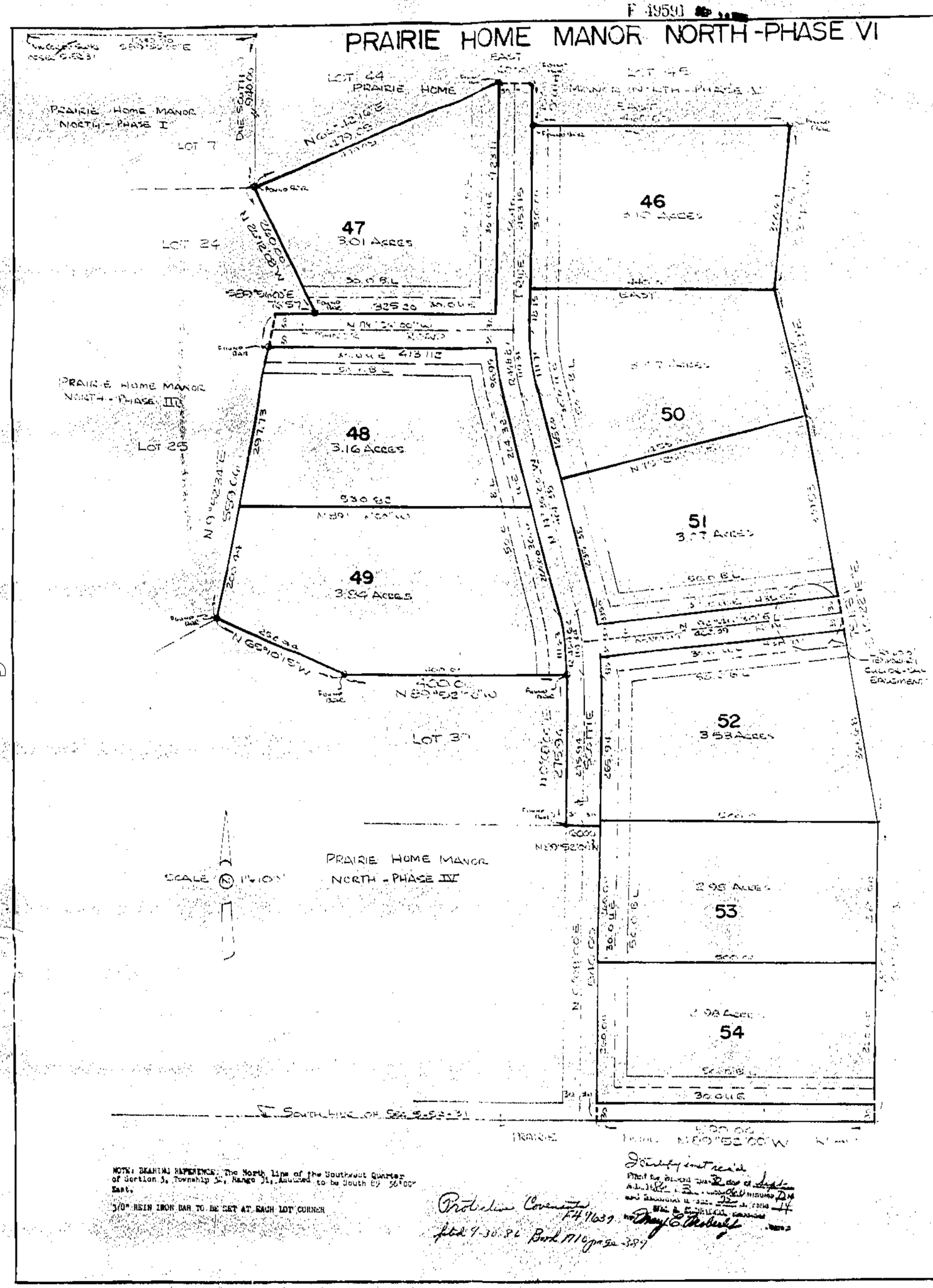
Clay County, Missouri
Land Survey Document

F 4950

PRAIRIE HOME MANOR NORTH-PHASE VI



NOTE: BEARING REFERENCE: The North line of the Southwest Quarter of Section 5, Township 52, Range 31, assumed to be South 89° 56' 00" East.

5/8" REBIN IRON BAR TO BE SET AT EACH LOT CORNER

Protective Covenants F4 9639
filed 7-30-86 Book Mc page 384

Satisfactory and recorded
This 2 day of September
A.D. 19 86 at 3:00 o'clock P.M.
and Examined & filed in Book 14
Page 14
Mary E. Roberts
Recorder

DESCRIPTION

This is a subdivision of land in the South one-half of Section 5, Township 52, Range 31, Clay County, Missouri, being bounded and described as follows: Beginning at the Northwest corner of the Southwest Quarter of said Section 5; thence South 89° 56' 00" East Along the North line of the Southwest Quarter of said Section 5, 1520.00 feet to the Northeast corner of Lot 6, PRAIRIE HOME MANOR NORTH-PHASE II; thence due South along the East line of Lots 6 and 7, of said PRAIRIE HOME MANOR NORTH-PHASE II, 940.00 feet to the Southeast corner of said Lot 7, being also the True Point of Beginning of the subdivision to be herein described, being also the Southwest corner of Lot 44, PRAIRIE HOME MANOR NORTH-PHASE V. Thence North 66° 42' 16" East along the Southerly line of said Lot 44, 479.05 feet to the Southeast corner of said Lot 44; thence East 60.00 feet to a point on the West line of Lot 45 of said PRAIRIE HOME MANOR NORTH-PHASE V; thence South along the West line of said Lot 45, 75.00 feet to the Southwest corner of said Lot 45; thence East along the South line of said Lot 45 460.00 feet to the Southeast corner of said Lot 45; thence South 3° 48' 51" West 500.67 feet; thence South 13° 28' 39" East 240.40 feet; thence South 16° 22' 15" East 751.31 feet; thence South 0° 08' 00" West 550.00 feet to a point on the South line of said Section 5; thence North 89° 52' 00" West along the South line of said Section 5, 500.00 feet to the Southeast corner of PRAIRIE HOME MANOR NORTH - PHASE IV; thence North 0° 08' 00" East along the East line of said PHASE IV, 540.00 feet; thence North 89° 52' 00" West 60.00 feet to the Southeast corner of Lot 39, of said PRAIRIE HOME MANOR NORTH-PHASE IV; thence North 0° 08' 00" East Along the East line of said Lot 39, 275.94 feet to the Northeast corner of said Lot 39; thence North 89° 52' 00" West along the North line of said Lot 39, 400.00 feet to the Northeast corner of said Lot 39; thence North 65° 10' 15" West along the Northerly line of Lot 30 of said PRAIRIE HOME MANOR NORTH-PHASE IV, 252.94 feet to the Southeast corner of Lot 25, PRAIRIE HOME MANOR NORTH-PHASE III; THENCE North 9° 52' 34" East along the East line of said Lot 25 and its Northerly prolongation thereof, 559.06 feet to a point on the Southerly line of Lot 24 of said PRAIRIE HOME MANOR NORTH-PHASE III; thence South 89° 56' 00" East along the South line of said Lot 24, 76.59 feet to the Southeast corner of said Lot 24; thence North 26° 12' 08" West along the Easterly line of said Lot 24, 260.00 feet to the True Point of Beginning.

DEDICATION

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

PRAIRIE HOME MANOR NORTH - PHASE VI

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

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

BUILDING LINES: Building lines or setback 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.

RESTRICTION: 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 THEREOF, CORNCO INC. has caused these presents to be signed and its corporate seal affixed this 5th day of March, 19 86.

CORNCO INC.

WILLIAM WIEN-PRESIDENT

LAURENE MEINHOFER-SECRETARY

STATE OF MISSOURI
COUNTY OF CLAY

Be it remembered that on this 5th day of March, 19 86, before me, a Notary Public in and for said County and State, came William Wein, President and Laurene Meinhofer, Secretary of CORNCO INC, to me personally known to be who executed the foregoing instrument of writing and duly acknowledged the execution of same for said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my Notarial seal the day and year above written.

My Commission Expires October 17, 1986

NOTARY PUBLIC

PAMELA L. BAKER
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires October 17, 1986

CERTIFICAT OF APPROVAL: This plat of PRAIRIE HOME MANOR NORTH - PHASE VI, has been submitted to and considered by the undersigned Clay County Officials and is hereby approved.

COUNTY COURT

PLANNING COMMISSION
CHAIRMAN
SECRETARY

Those easements and rights-of-way accepted by the County Court of Clay County, Missouri, this 8th day of April, 1986.

ATTEST: COUNTY CLERK

PRESIDING JUDGE

SURVEYORS CERTIFICATE: I hereby Certify that the plat of PRAIRIE HOME MANOR NORTH - PHASE VI, 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.

LARRY [illegible]

http://www.ClayCoGov.com