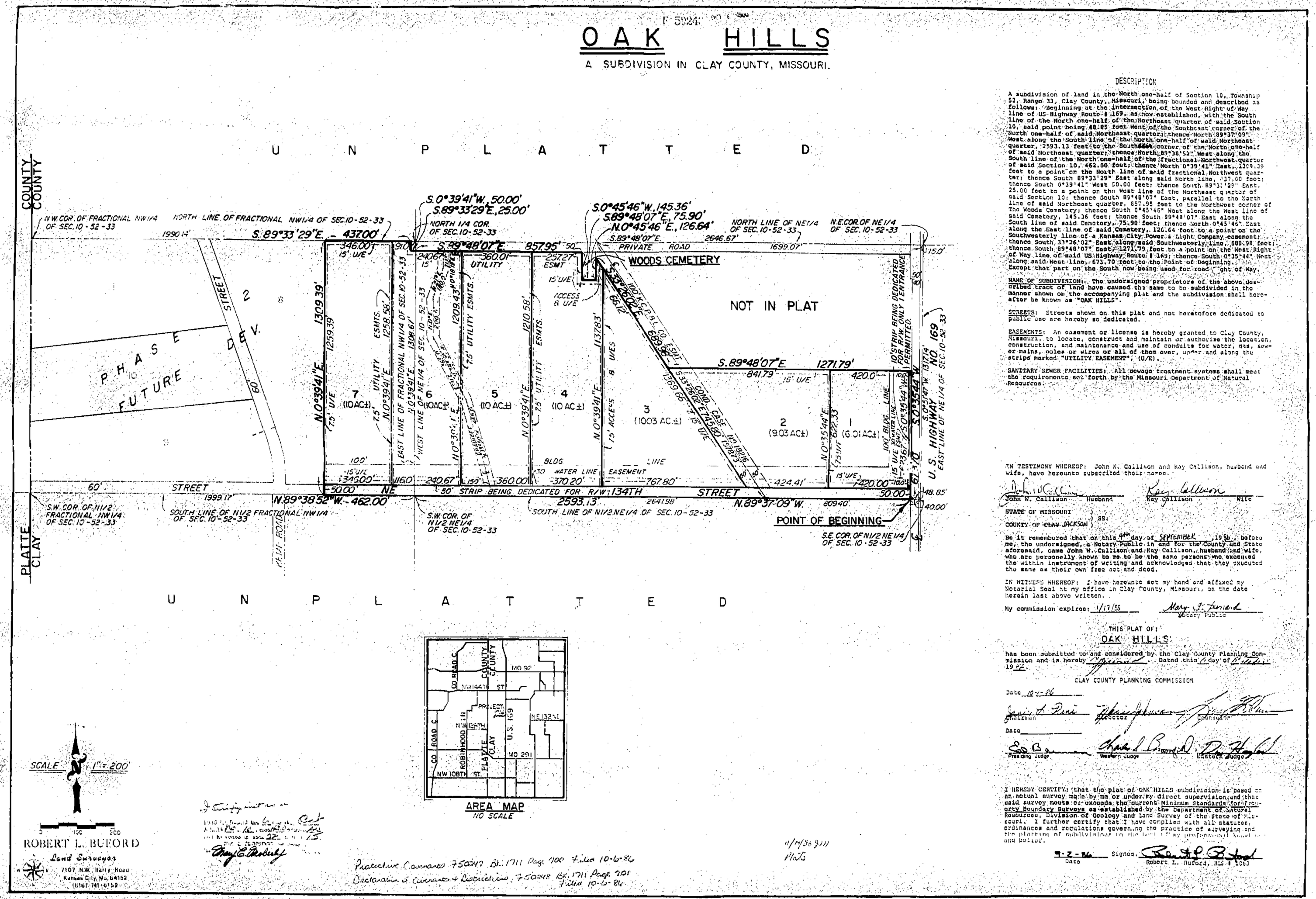
Clay County, Missouri
Land Survey Document

F 5924

OAK HILLS

A SUBDIVISION IN CLAY COUNTY, MISSOURI.



DESCRIPTION

A subdivision of land in the North one-half of Section 10, Township 52, Range 33, Clay County, Missouri, being bounded and described as follows: Beginning at the intersection of the West Right of Way line of US Highway Route # 169, as now established, with the South line of the North one-half of the Northeast quarter of said Section 10, said point being 48.85 feet West of the Southeast corner of the North one-half of said Northeast quarter; thence North 89°37'09" West along the South line of the North one-half of said Northeast quarter, 2593.13 feet to the Southwest corner of the North one-half of said Northeast quarter; thence North 89°38'52" West along the South line of the North one-half of the fractional Northwest quarter of said Section 10, 462.00 feet; thence North 0°39'41" East, 1309.39 feet to a point on the North line of said fractional Northwest quarter; thence South 89°33'29" East along said North line, 437.00 feet; thence South 0°39'41" West 50.00 feet; thence South 89°33'29" East, 25.00 feet to a point on the West line of the Northeast quarter of said Section 10; thence South 89°48'07" East, parallel to the North line of said Northeast quarter, 857.95 feet to the Northwest corner of The Woods Cemetery; thence South 0°45'46" West along the West line of said Cemetery, 145.36 feet; thence South 89°48'07" East along the South line of said Cemetery, 75.90 feet; thence North 0°45'46" East along the East line of said Cemetery, 126.64 feet to a point on the Southwesterly line of a Kansas City Power & Light Company easement; thence South 33°26'02" East along said Southwesterly line, 689.98 feet; thence South 89°48'07" East, 1271.79 feet to a point on the West Right of Way line of said US Highway Route # 169; thence South 0°35'44" West along said West line, 673.70 feet to the Point of Beginning. Except that part on the South now being used for road right of way.

NAME OF SUBDIVISION: The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat and the subdivision shall hereafter be known as "OAK HILLS".

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

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 of them over, under and along the strips marked "UTILITY EASEMENT", (U/E).

SANITARY SEWER FACILITIES: All sewage treatment systems shall meet the requirements set forth by the Missouri Department of Natural Resources.

IN TESTIMONY WHEREOF: John W. Callison and Kay Callison, husband and wife, have hereunto subscribed their names.

John W. Callison — Husband
Kay Callison — Wife

STATE OF MISSOURI)
COUNTY OF ~~CLAY~~ JACKSON) SS:

Be it remembered that on this 4th day of SEPTEMBER, 1986, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came John W. Callison and Kay Callison, husband and wife, who are personally known to me to be the same persons who executed the within instrument of writing and acknowledged that they executed the same as their own free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in Clay County, Missouri, on the date herein last above written.

My commission expires: 1/17/88 — Mary J. Fenland, Notary Public

THIS PLAT OF:
OAK HILLS
has been submitted to and considered by the Clay County Planning Commission and is hereby approved. Dated this 6 day of October 1986.

CLAY COUNTY PLANNING COMMISSION

Date 10-7-86
Chairman — Director — Secretary

Date
Presiding Judge — Western Judge — Eastern Judge

I HEREBY CERTIFY, that the plat of OAK HILLS subdivision 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 established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

9-2-86 — Signed, Robert L. Buford, RLS # 1060
Date

Protective Covenants 75043 Bk. 1711 Page 700 Filed 10-6-86
Declaration of Covenants & Restrictions 75048 Bk. 1711 Page 701 Filed 10-6-86

11/14/86 $111
Plats

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