Land Survey Document

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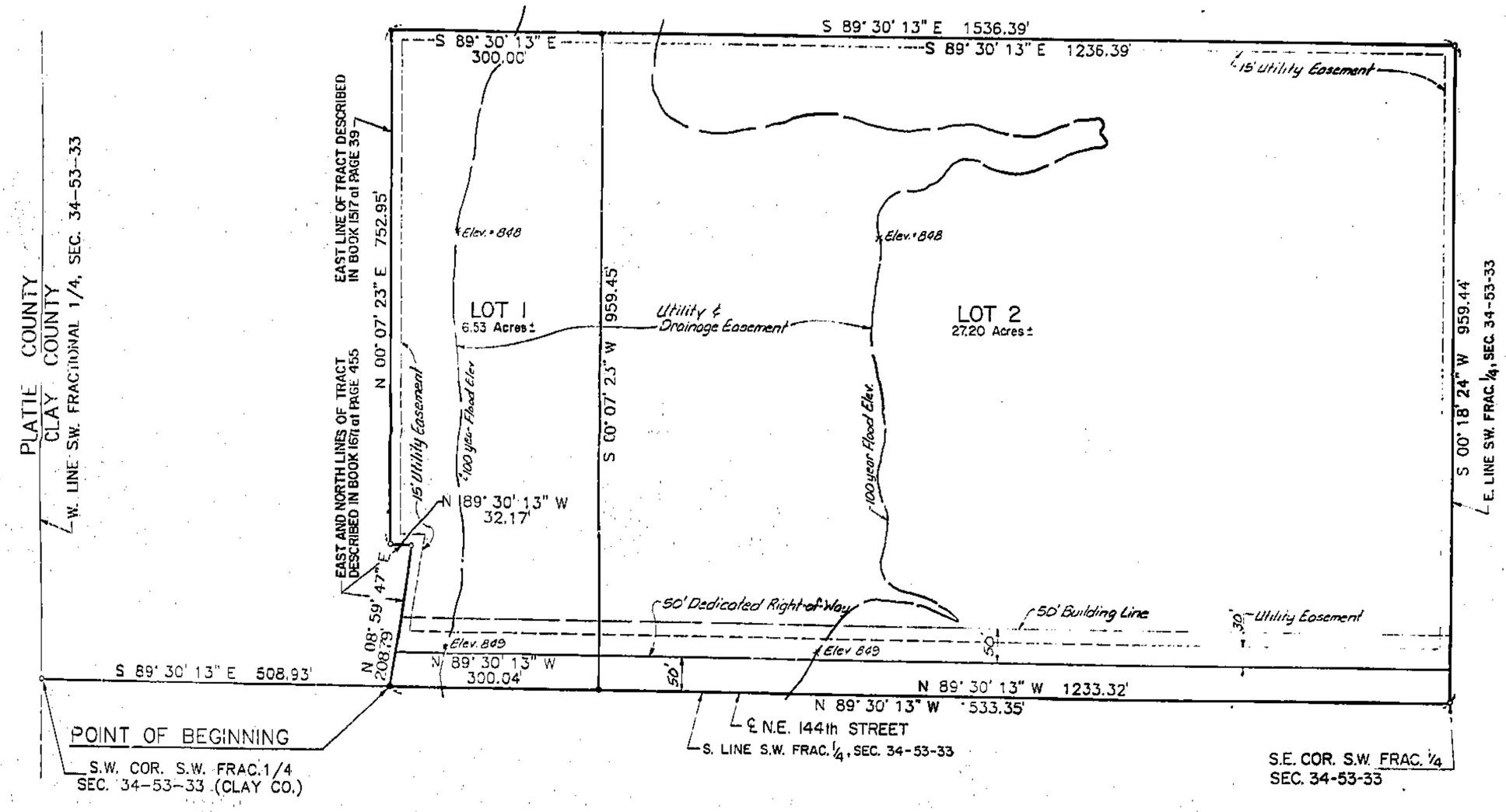
F 79686 JUL 9 1987

FINAL PLAT
FIRST CREEK VALLEY
SEC. 34-53-33
CLAY COUNTY, MISSOURI



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SCALE: 1" = 100'

100 50 0 100 200 300

SCALE IN FEET

○ BAR FOUND

● BAR SET

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY; that the within plat of FIRST CREEK VALLEY 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 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.

July 1, 1987
Date

Richard D. Fiene RLS #2160

COUNTY COURT:

These easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri, this 7th day of July, 19 87

Presiding Commissioner

Western District Commissioner

Eastern District Commissioner

ATTEST:

County Clerk

ENTERED ON TRANSFER RECORD THIS _____ day of _____, 19_____

Protective Covenants filed 7-79687
filed 7/14/87 Book 780 Page 267

I certify instrument was filed for Record this 9th day of July, 19 87 at 1 o'clock 20 minutes P.M. and Recorded in book 12 at page 66

RECORDER OF DEEDS

DESCRIPTION:

A tract of land located in the Southwest Fractional Quarter of Section 34, Township 53, Range 33, Clay County, Missouri, being more particularly described as follows: Commencing at the Southwest Corner of said Southwest Fractional Quarter; thence S 89°30'13" E on the south line of said Southwest Fractional Quarter a distance of 300.00 feet to the Southeast corner of a tract of land described in Book 167, at Page 455 as recorded in the Clay County Recorder's Office; said point also being the Point of Beginning of the tract of land to be described; thence N 08°59'47" E on the easterly line of the aforesaid tract of land a distance of 208.79 feet to the northeasterly corner of the aforesaid tract of land; thence N 89°30'13" W along the northerly line of the aforesaid tract a distance of 32.17 feet to the southeasterly corner of a tract of land described in Book 1517 at Page 39 as recorded in the Clay County Recorder's Office; thence N 00°07'23" E on the easterly line of the last aforesaid tract of land a distance of 752.95 feet to the northeasterly corner of the last aforesaid tract of land; thence S 89°30'13" E a distance of 1536.39 feet to a point on the east line of said Southwest Fractional Quarter; thence S 00°18'24" W on said east line a distance of 959.44 feet to the Southeast Corner of said Southwest Fractional Quarter; thence N 89°30'13" W a distance of 1333.55 feet to the Point of Beginning. Contains 33.73 acres more or less.

DEDICATION:

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

FIRST CREEK VALLEY

EASEMENTS:

All easements as shown on this plat and designated as "Utility Easements" are hereby dedicated to public utility use.

DRAINAGE EASEMENT & FLOOD PLAIN AREA:

All areas as shown on this plat and below the elevations as shown in relation to sea level datum are hereby dedicated to Clay County, Missouri as a Flood Plain Easement and to be left in its natural state.

STREETS:

The street right-of-way as shown on this plat and heretofore not 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 right-of-way line.

IN TESTIMONY WHEREOF: William D. Clouse and Ruby A. Clouse, his wife and Dennis K. Elliott and Nia M. Elliott his wife have caused these presents to be executed this 1st day of July, 1987.

William D. Clouse

Dennis K. Elliott

Ruby A. Clouse

Nia M. Elliott

STATE OF MISSOURI }
COUNTY OF } ss:

Be it remembered that on this 1st day of July, 1987, before me, a notary public in and for said County and State, came William D. Clouse and Ruby A. Clouse, his wife and Dennis K. Elliott and Nia M. Elliott his wife to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

(SEAL)

Notary Public

My commission expires: 7/10/87

NADINE A. FIELHAUER
Notary Public - State of Missouri
Commission at Clay County
My Commission Expires July 10, 1987

PLANNING COMMISSION:

This plat of FIRST CREEK VALLEY has been submitted to and approved by the Clay County Planning Commission this 1st day of July, 1987.

Chairman

Secretary

NO.	DATE	REVISION	BY

KAW VALLEY ENGINEERING

P.O. BOX 1304
859 SOUTH WASHINGTON
JUNCTION CITY, KANSAS 66441
(913) 762-5040

P.O. BOX 14228
5201 NW CROOKED ROAD
PARKVILLE, MISSOURI 64152
(816) 587-5035

B DEVELOPMENT, INC

PROJ. NO. 10,217
DATE June 1987
DESIGNER R.F.
CHECKED BY A.C.
DRAWN BY J.O.
SHEET 1 OF 1