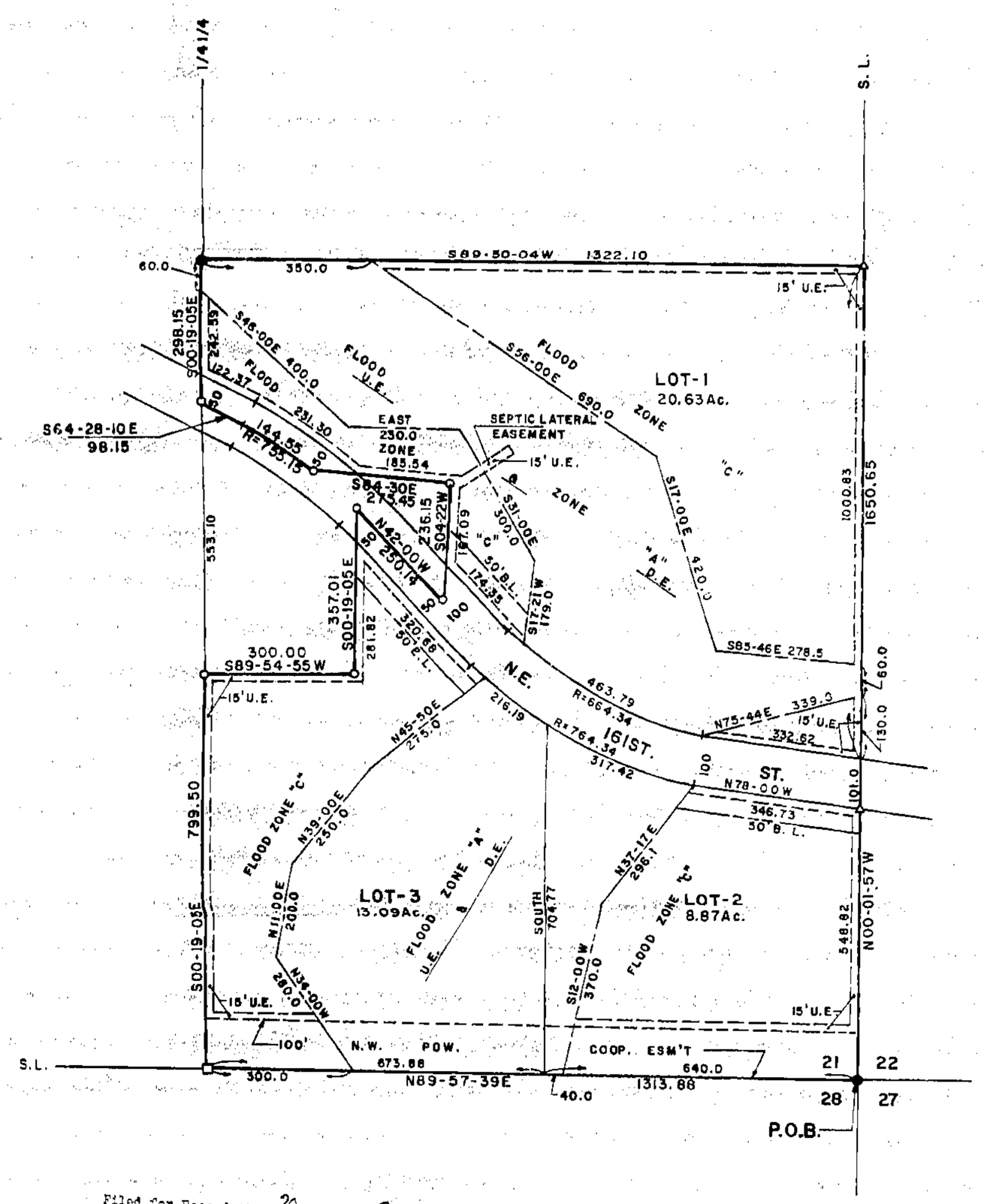
Clay County, Missouri
Land Survey Document

F 84063 AUG 20

ABBIE'S ACRES
FINAL PLAT



Filed for Record the 20 day of August
A.D. 1987 At 2 o'clock 20 min. P.M.
and Recorded in book 22 at page 160
MARY E. MORERLY, RECORDER
BY Mary Morerly DEPUTY

Protective Covenants filed 8-20-87
F84064 Book 1789 Page 797

N

1"=200'
200 100 0 200 400

● - 1/2" BAR FOUND
○ - 1/2" BAR SET
□ - STONE FOUND
Δ - 5/8" BAR & AL CAP SET

8/16/87 LDM
PB 22

DESCRIPTION

THAT PORTION OF THE E½ OF THE SE¼ OF SECTION 21, T53N, R30W OF THE 5TH P.M., CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SECTION 21; THENCE N00-01-57W, 1951.33 FEET ALONG THE EAST LINE OF SAID E½SE¼; THENCE S89-50-04W, 1322.10 FEET ALONG A FENCE LINE; THENCE S00-19-05E, 298.15 FEET ALONG THE WEST LINE OF SAID E½SE¼; THENCE S64-28-50E, 98.15 FEET ALONG THE CENTERLINE OF N.E. 161TH STREET TO THE BEGINNING OF A CURVE, TANGENT, CONCAVE SOUTHWEST AND HAVING A RADIUS OF 755.15 FEET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 10-58-02, AN ARC DISTANCE OF 144.55 FEET; THENCE S84-30E, 273.45 FEET; THENCE S04-22W, 236.15 FEET TO SAID CENTERLINE; THENCE N42-00W, 250.19 FEET ALONG SAID CENTERLINE; THENCE S00-19-05E, 357.01 FEET; THENCE S89-54-55W, 300.00 FEET TO SAID WEST LINE; THENCE S00-19-05E, 799.50 FEET ALONG SAID WEST LINE TO THE SW CORNER OF SAID E½SE¼; THENCE N89-57-39E, 1313.88 FEET TO THE POINT OF BEGINNING. SAID PORTION CONTAINS 46.00 ACRES. BEARING SYSTEM IS ASSUMED. THIS SURVEY COMPLIES WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

DEDICATION

THE UNDERSIGNED PROPRIETOR OF THE DESCRIBED TRACT HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL BE KNOWN AS ABBIE'S ACRES AND SHALL CONSIST OF A TOTAL OF THREE (3) LOTS.

IN TESTIMONY WHEREOF, RUBY JAMES HAS SUBSCRIBED HER NAME THIS 12th DAY OF August, 1987.

Ruby James
RUBY JAMES

STATE OF MISSOURI)
COUNTY OF CLAY) ss

ON THIS 12th DAY OF August, IN THE YEAR 1987, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RUBY JAMES, WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE YEAR AND DATE LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: 8-31-89 Judith A. Sharp
NOTARY PUBLIC

THE STREETS SHOWN ON THIS PLAT NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

THE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR THEIR DESIGNATED USE.

NOTES:

1. DEVELOPER: RUBY JAMES, RR 2, BOX 169, KEARNEY, MISSOURI 64060
2. SURVEYOR: DAVID J. MONROE, P.O. BOX 83, RICHMOND, MISSOURI 64085
3. SUBDIVISION ZONED AGRICULTURE.
4. TOPOGRAPHY TAKEN FROM THE HOLT, MISSOURI 7.5 MINUTE GOVERNMENT QUADRANGLE.
5. SUBDIVISION IN FLOOD HAZARD ZONE "C".
6. SOIL TYPE: ARMSTER-LAGONDA-SHAMPSBURG ASSOCIATION.
7. ½" BARS SET AT ALL LOT CORNERS.

APPROVALS AND ACCEPTANCES

THIS PLAT OF ABBIE'S ACRES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CLAY COUNTY PLANNING COMMISSION AND IS HEREBY APPROVED. DATED THIS 7th DAY OF August, 1987.

CHAIRMAN, PLANNING COMMISSION — DIRECTOR, PLANNING COMMISSION

PRESIDING COMMISSIONER — EASTERN COMMISSIONER

WESTERN COMMISSIONER — COUNTY CLERK

FILED FOR RECORD THIS _____ DAY OF _____, 1987 AT _____ AND RECORDED IN PLAT BOOK _____, PAGE _____.

CLAY COUNTY RECORDER

SURVEYOR'S CERTIFICATION

I hereby certify that this plan, plat, map, survey or report was prepared by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of MISSOURI.

Date: 8-4-1987 Signed: David J. Monroe
David J. Monroe MO REG. NO 1433

M & M LAND SURVEYING SERVICE, INC.
RAY COUNTY COURTHOUSE
P.O. BOX 83, RICHMOND, MO 64085
OFFICE 816/776-6343 HOME 816/398-4576

SURVEY FOR: JIM EAVES
EXCELSIOR SPRINGS, MO.

8-4-1987	87-61	1"=200'	DM	87-1365

http://www.ClayCoGov.com