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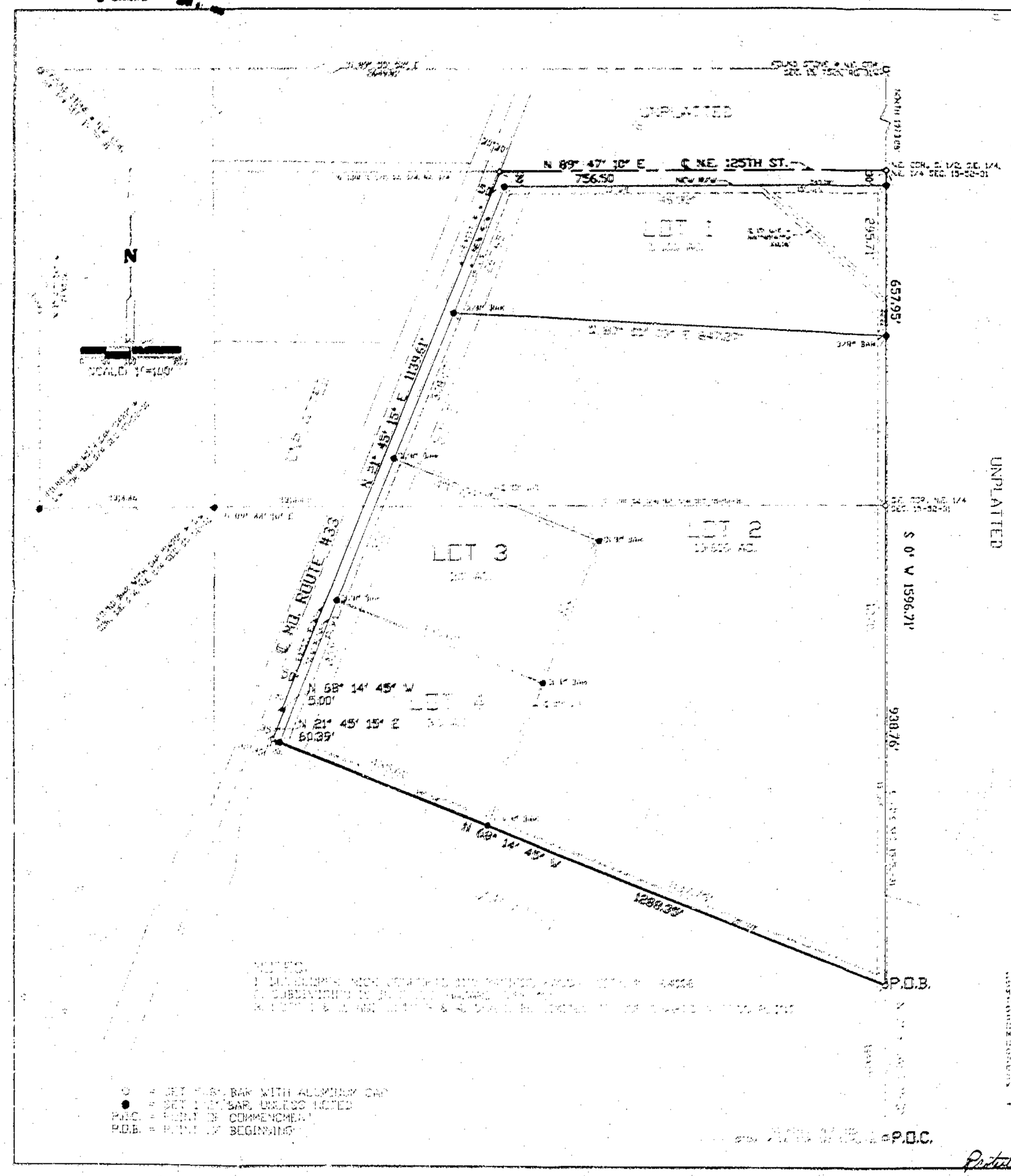


# FINAL PLAT OF PIO DOWNS

CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION

A part of the East Half of Section 16, TWP 52N, RG 31W, Clay County, Missouri, more particularly described as follows:

Commencing at the Southeast Corner of said Section 16; thence North 0 degrees East along the East Line of said Section a distance of 1693.97 feet to the True Point of Beginning of this tract; thence North 68 degrees 14 minutes 45 seconds West a distance of 1288.35 feet to the Easterly Right-of-Way Line of Missouri Route No. 33, said point being 35 feet from the centerline thereof; thence North 21 degrees 45 minutes 15 seconds East along said Right-of-Way Line a distance of 60.39 feet to a point 35 feet Easterly from, and at right angles to, centerline Station 619+76; thence North 68 degrees 14 minutes 45 seconds West along said Right-of-Way Line a distance of 5.00 feet to a point 30 feet from said Station 619+76; thence North 21 degrees 45 minutes 15 seconds East along said Right-of-Way Line, 30 feet Easterly from, and parallel to said centerline, a distance of 1136.61 feet to the North Line of the South Half of the Southeast Quarter of the Northeast Quarter of said Section 16; thence North 89 degrees 47 minutes 10 seconds West along said North Line a distance of 756.50 feet to the Northwest Corner of said South Half of said Quarter, Quarter Section; thence South 0 degrees West along the East Line of said Section a distance of 657.95 feet to the Southeast Corner of said Northwest Quarter of said Section 16; thence continuing South 0 degrees West along the East Line of said Section a distance of 930.76 feet to the point of beginning. Containing 31.573 acres, more or less, and subject to all easements, restrictions and reservations of record.

VICINITY MAP
SEC. 16-52-31
NO SCALE

## DEDICATION

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL BE KNOWN AS "PIO DOWNS" AND SHALL CONSIST OF A TOTAL OF FOUR (4) LOTS.

IN TESTIMONY WHEREOF, NICK J. CONFORTI, AND MARY K. CONFORTI, HUSBAND AND WIFE, HAVE SUBSCRIBED THEIR NAMES THIS 6th DAY OF March, 1989.

Nick J. Conforti — NICK J. CONFORTI

Mary K. Conforti — MARY K. CONFORTI

STATE OF MISSOURI )
) SS
COUNTY OF CLAY )

BE IT REMEMBERED, THAT ON THIS 6th DAY OF March, 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME NICK J. CONFORTI AND MARY K. CONFORTI, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO EXECUTED THE WITHIN INSTRUMENT, AND THAT THEY DULY ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THEIR FREE ACT AND DEED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 3/7/92 NOTARY PUBLIC: [signature]

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

## APPROVALS AND ACCEPTANCES

THIS PLAT OF PIO DOWNS HAS BEEN SUBMITTED TO AND APPROVED BY THE CLAY COUNTY PLANNING COMMISSION THIS 6th DAY OF March, 1989.

CHAIRMAN: [signature] SECRETARY: [signature]

THESE EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE COUNTY GOVERNING BODY OF CLAY COUNTY, MISSOURI, THIS ____ DAY OF _____, 1989.

ATTEST: COUNTY CLERK _____

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1989.

COUNTY RECORDER _____

[signature]

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A FIELD SURVEY BY ME, THIS 20TH DAY OF DECEMBER, 1988, AND THAT IT MEETS THE 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 BEARINGS SHOWN ON THIS PLAT ARE BASED ON OUR NORTH ASSUMED ON THE EAST LINE OF SECTION 16; THAT THE SECTION AND SECTIONAL SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAN; THAT THE LOT CORNERS AND STREET CENTERLINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED; AND THAT I HAVE COMPLIED WITH ALL STATE AND CLAY COUNTY STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

3-6-89
DATE

Daniel R. Roark
DANIEL R. ROARK, L.S. 1995

10/14/89 [illegible]
Plat Bk [illegible]

ROARK SURVEYING
13100 W. 95TH ST.
LENEXA, KS. 66215
(913) 888-8289

Protective Covenants C-32296 3/6/89
Book 1198 page 639

http://www.ClayCoGov.com
Clay County, Missouri Land Survey Document