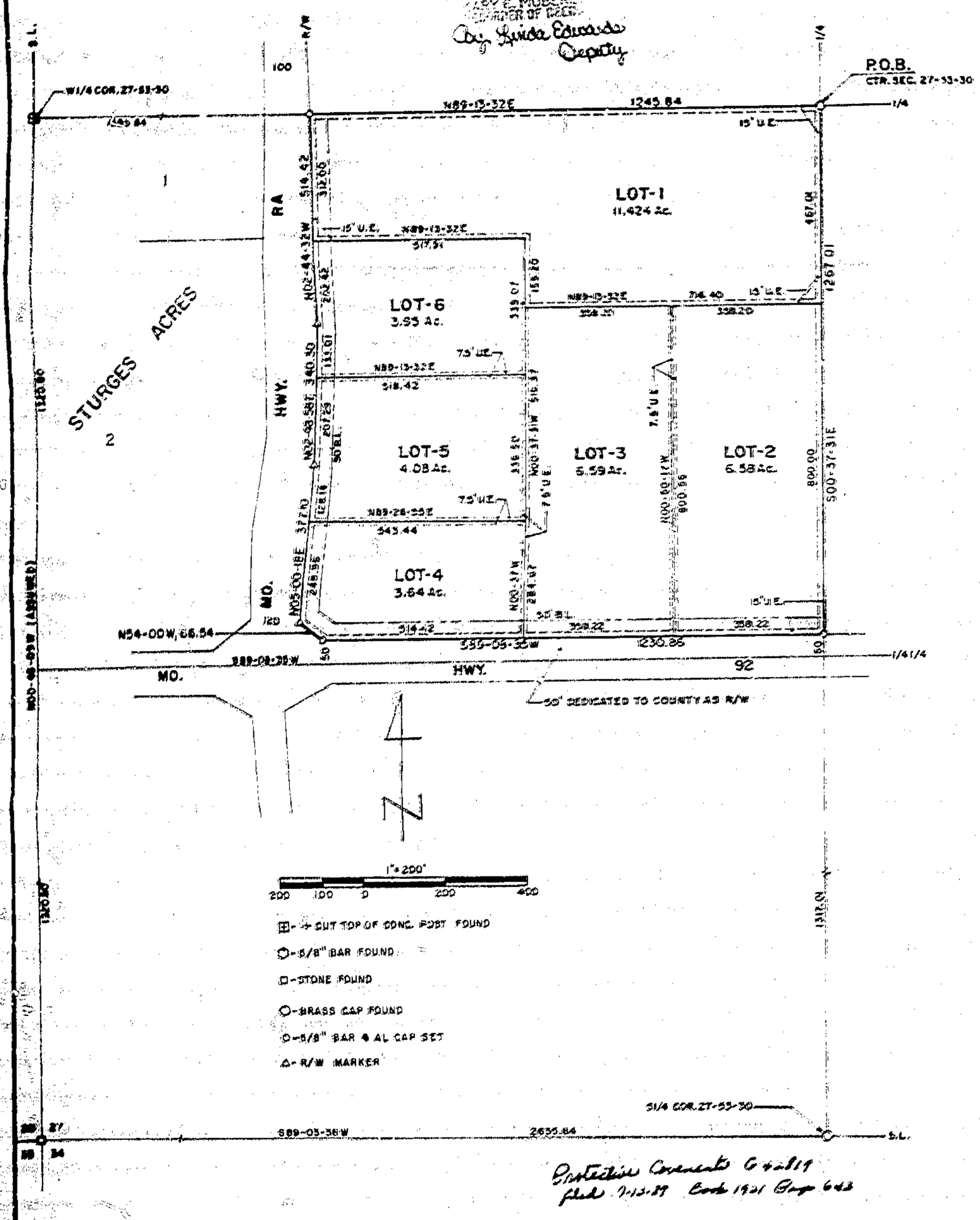
G 42818

SONSHINE ACRES

FINAL PLAT

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS DOCUMENT
JUL 13 P 2 [illegible]
BOOK 24 PAGE 58
MARY E. MOBERLY
RECORDER OF DEED
By Linda Edwards
Deputy



Protective Covenants G 42819
filed 7-13-89 Book 1921 Page 643

DESCRIPTION

That portion of the NE¼ of the SW¼ of Section 27, T53N, R30W of the 5th P.M., Clay County, Missouri described as follows: Beginning at the center of said Section 27; thence S00-37-31E, 1267.01 feet along the East line of said NE¼SW¼; thence S89-08-35W, 1230.86 feet parallel with and 50.0 feet North of the South line of said NE¼SW¼ to the East Right of Way line of Missouri Highway RA; thence Northerly along said R.O.W. line the following course: N54-00W, 66.54 feet; N05-00-18E, 377.10 feet; N02-48-58E, 340.30 feet; N02-44-32W, 514.42 feet to the North line of said NE¼SW¼; thence N89-13-32E, 1245.84 feet along said North line to the point of beginning. Said portion contains 36.264 acres.

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 SONSHINE ACRES and shall consist of a total of six (6) lots.

In testimony whereof, Jean F. Miller has subscribed her name this 12th day of April, 1989.

Jean F. Miller
Jean F. Miller

STATE OF MISSOURI)
COUNTY OF CLAY)

On this 12 day of April, in the year 1989, before me a Notary Public in and for said State, personally appeared Jean F. Miller, 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: 10-5-90 Virginia Kay Jones
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: Jean F. Miller, Route 1, Box 136, Excelsior Springs, Mo. 64024
2. Surveyor: David J. Monroe, P.O. Box 93, Richmond, Missouri 64085
3. Subdivision in Flood Hazard Zone "C".
4. Subdivision zoned agriculture.
5. Soil type: Armster-Lagonda-Sharpsburg Association
6. Topography taken from Kearney, Missouri 7.5 minute government quadrangle.
7. The ponds will not hinder development of this subdivision.
8. 1/2" bars set at all lot corners.
9. Lots 2 and 3 shall be limited to a joint entrance off Highway 92.
10. There shall not be any access points closer that 200.0 feet East and North of the SW corner of Lot 4.

APPROVALS AND ACCEPTANCES

This plat of SONSHINE ACRES has been submitted to and considered by the Clay County Planning and Zoning Commission and is hereby Approved. Dated this 13 day of July, 1989.

Chairman, Planning Commission — Director, Planning Commission

Presiding Commissioner — Eastern Commissioner

Western Commissioner — County Counselor

NOTE: 11. If existing house on Lot 4 is ever razed or destroyed and a new house built on Lot 4, entrance to Lot 4 must be at north line of Lot 4 on Missouri Highway RA.

10/19/89 9:41
Plat Bk 24

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 and the boundary survey as does, I does not meet or exceed the current Missouri minimum standards for property boundary surveys. D.N.R. 10 CSR 30-2.010

Date: 3-7-1989 Signed: David J. Monroe
David J. Monroe MO. REG. NO. 1439

M & M LAND SURVEYING SERVICE, INC.
112 SOUTH COLLEGE ST.
PO. BOX 83, RICHMOND, MO 64085
OFFICE 816 / 776-6343 HOME 816 / 398-4578

SURVEY FOR: TOM POPE
LAWSON, MO.

3-7-1989	89-81	1"=200'	DM	89-2017

Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com