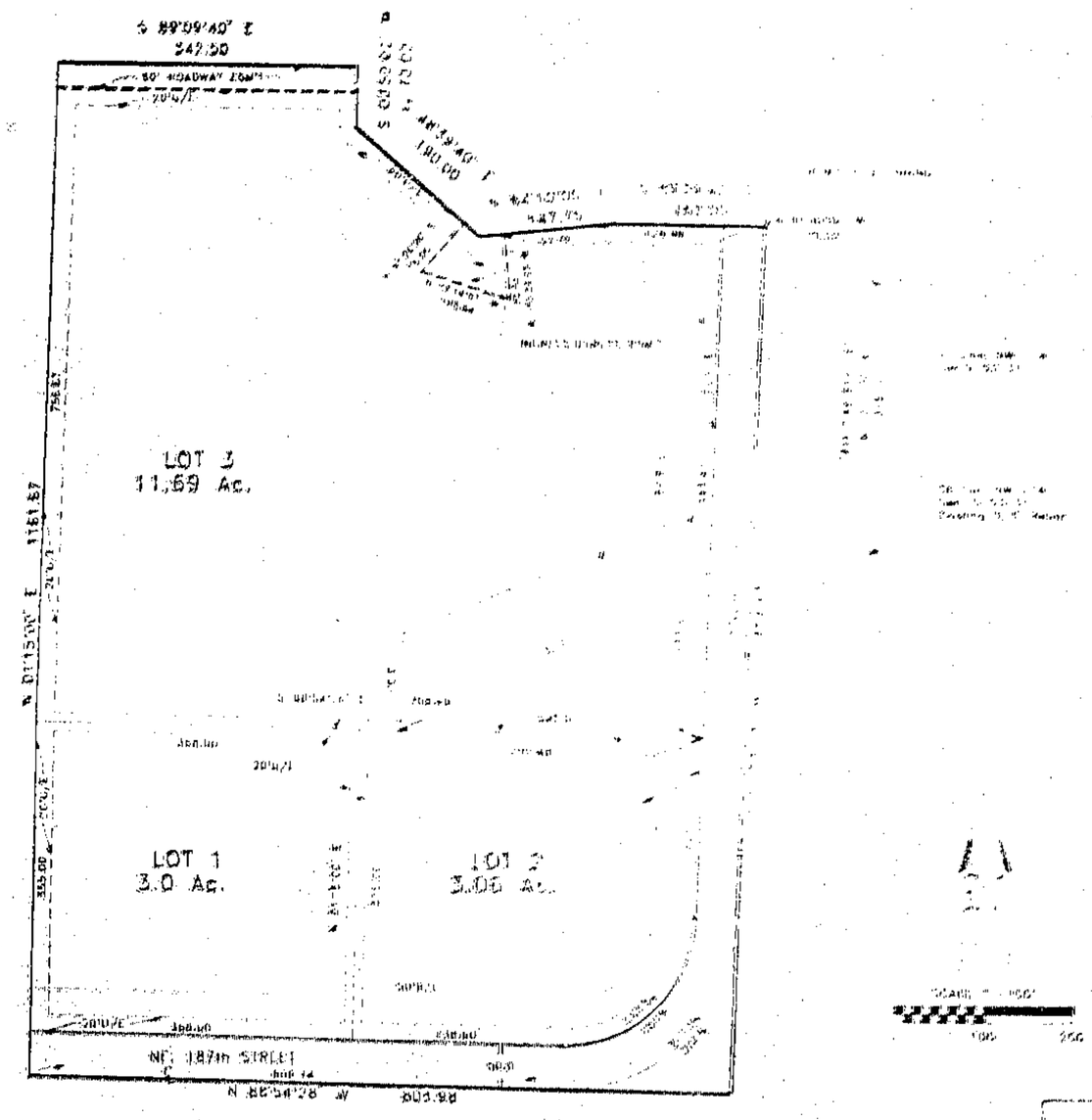
Clay County, Missouri
Land Survey Document

L 12560

WILLOW BEND

Clay County, Missouri



SEC. 5-53-31

Location Map

DESCRIPTION: All that part of the Northwest Quarter and the Southwest Quarter of Section 5, Township 53, Range 31, Clay County, Missouri, described as follows: Commencing at the Southeast corner of the Northwest Quarter of said Section 5; thence North 0 degrees 0 minutes 00 seconds East along the East line of the Northwest Quarter of Said Section 5, a distance of 375.00 feet; thence North 90 degrees West, a distance of 125.33 feet to the point of beginning of the tract of land herein to be described; thence South 01 degree 53 minutes 13 seconds West, a distance of 988.13 feet; thence North 88 degrees 54 minutes 28 seconds West, a distance of 803.98 feet; thence North 01 degree 15 minutes 00 seconds East, a distance of 1161.87 feet; thence South 89 degrees 09 minutes 40 seconds East, a distance of 342.50 feet; thence South 0 degrees 50 minutes 02 seconds West, a distance of 70.00 feet; thence South 48 degrees 39 minutes 40 seconds East, a distance of 190.0 feet; thence North 84 degrees 10 minutes 00 seconds East, a distance of 147.75 feet; thence South 89 degrees 09 minutes 40 seconds East, a distance of 180.00 feet to the point of beginning. The above described tract of land contains 19.853 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall be known as "WILLOW BEND".

EASEMENTS: An easement or license is herein granted to the County of Clay, Missouri and all authorized Utility Companies to locate, construct and maintain or to authorize the location, construction, maintenance and use of conduits for oil and any purpose: water, gas, sanitary sewers, poles and wires, or all or any of them over, under and along the strips of land outlined on this plat and designated by the words "Utility Easement" or "U/E".

STREETS: Streets shown on this plat and not heretofore dedicated to public use as thoroughfares, 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 line.

IN TESTIMONY WHEREOF

Russell J. Holland — Russell J. Holland

Judy A. Holland — Judy A. Holland

STATE OF MISSOURI } s.s.
COUNTY OF CLAY }

On this 14th day of November, in the year 1991, before me a Notary Public in and for said State, Personally appeared Russell J. Holland and Judy A. Holland, husband and wife, who executed the within instrument and acknowledged to me that they 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: April 11, 1992

Barbara S. Murray
NOTARY PUBLIC
BARBARA S. MURRAY
Notary Public - Notary Seal
Commissioned in Clay County
The Commission Expires April 11, 1992

APPROVALS AND ACCEPTANCES

This plat of "WILLOW BEND" has been submitted to and considered by the Clay County, Missouri, Planning and Zoning Commission and is hereby approved. Dated this 21 day of November 1991.

CHAIRMAN: Planning Commission

DIRECTOR: Planning Commission

Presiding Commissioner

Eastern Commissioner

Western Commissioner

County Counselor

I hereby certify; that the plat of WILLOW BEND 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 plotting of subdivision to the best of my professional knowledge and belief.

DATE: Nov 12, 91

SAM A. AYLETT, [illegible]

PREPARED BY:

AYLETT SURVEY COMPANY
7200 NORTH GRAND
GLADSTONE MISSOURI 64118 (816) 436-0732
SURVEYORS AND ENGINEERS

http://www.ClayCoGov.com