Clay County, Missouri
Land Survey Document

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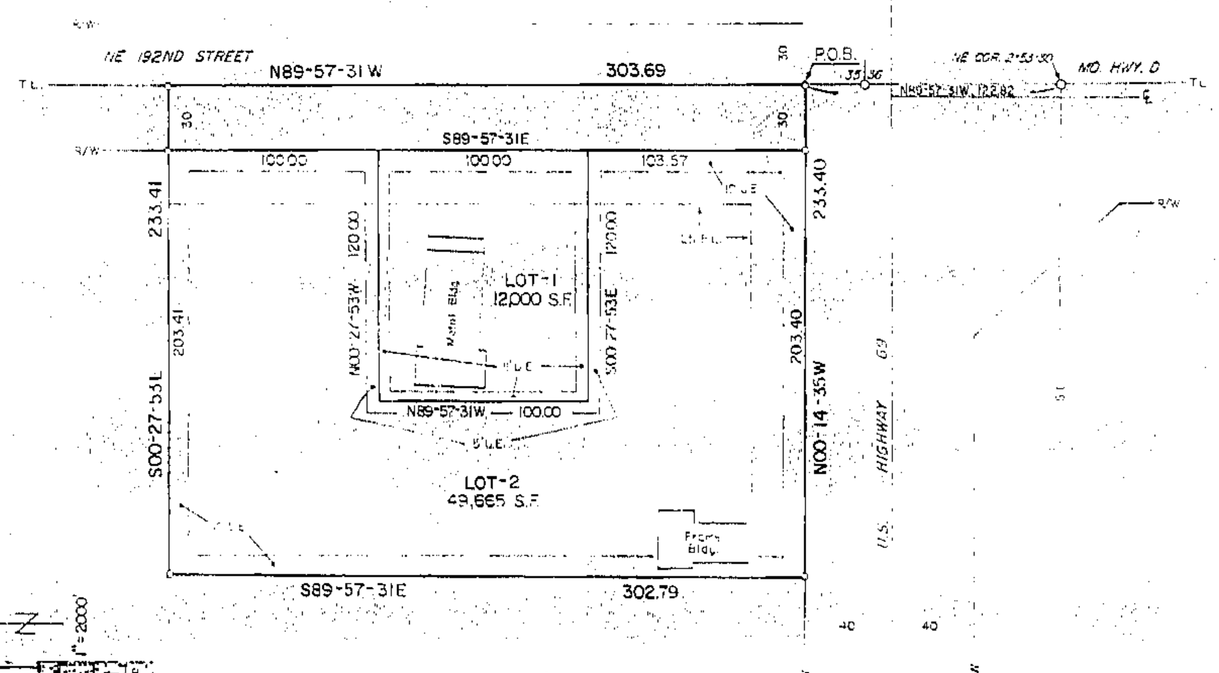
OCT 9 _1992 L 47401

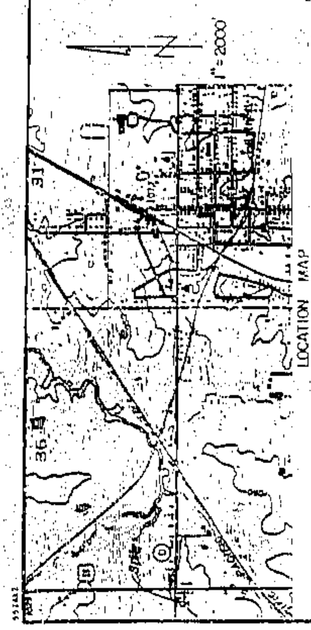
THOMSON TITLE CORP.
P.O. BOX 212 - LIBERTY, MO 64068
PHONE (816) 792-0077

LAWSON JUNCTION

FINAL PLAT

STATE OF MO.
CLAY COUNTY





BEARING SYSTEM ASSUMED

O - BRASS CAP FOUND

O - 1/2" REB FOUND

1" = 50'

ADJOINERS

1. Delbert King, 29405 D Hwy, Lawson, MO 64062.
2. Charles Hughes, 1312 Tracy, Excelsior Springs, MO 64024.
3. Bob Cave, PO Box 6, Lawson, MO 64062.
4. Ray Creek, PO Box 444, Lawson, MO 64062.
5. Sylvia Rain, PO Box 155, Lawson, MO 64062.

Clay County
Rec Div-C
2/3/93

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DESCRIPTION

That portion of the NE¼ of the NE¼ of Section 2, T53N, R30W of the 5th P.M., Clay County, Missouri, described as follows: Beginning at the intersection of the West right of way line of U.S. Highway 60 with the North line of said NE¼, NE¼, that is N89-57-31W, 129.82 feet from the NE corner of said Section 2; thence N89-57-31W, 303.69 feet along said North line; thence S00-27-53E, 233.41 feet; thence S89-57-31E, 302.79 feet parallel with said North line to said West r.o.w. line; thence N00-14-35W, 233.40 feet along said West r.o.w. line to the point of beginning. Said portion contains 1.62 acres and is subject to all easements and restrictions of record.

DEDICATION

The undersigned proprietors of the property described herein have caused the same to be subdivided in the manner shown on this plat; said property shall hereafter be known as LAWSON JUNCTION.

An easement or license is hereby granted to the City of Lawson, Missouri, to locate, construct and maintain, and to authorize the construction, maintenance, and use of:
1. surface drainage ways and installation of underground drainage conduits and appurtenances for drainage purposes on, under and along the strips of land outlined on this plat designated "DRAINAGE EASEMENT" or "D.E."
2. conduits, for all and any purpose including water, gas and sewer mains; poles, wires, anchors and appurtenances thereto; or any or all of them open, under and along the strips of land outlined on this plat designated "UTILITY EASEMENT" or "U.E."

Streets, alleys, and pedestrian ways shown on this plat and not heretofore dedicated to public use are hereby dedicated.

In testimony whereof, the undersigned proprietors have set their hands this 9th day of Oct, 1992.

Dennis M. Baldwin — Dennis M. Baldwin
Shirley A. Baldwin — Shirley A. Baldwin

STATE OF MISSOURI)
COUNTY OF Ray) ss

On this 9th day of Oct, 1992, before me personally appeared the above persons, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in said County and State the day and year last above written.

My Commission Expires:
ROY A. BORGMIER, NOTARY PUBLIC
RAY COUNTY, STATE OF MISSOURI
MY COMMISSION EXPIRES 3/6/95

Roy A Borgmier
Notary Public

NOTES

1. Developer/Owner: Dennis Baldwin, 305 E 5th St, Lawson, MO 64062. (296-3994)
2. Surveyor: Terry M. McCanless, P.O. Box 83, Richmond, Missouri 64085. (776-6342)
3. Water supplied by Ray Co. PWSD #1 and Sewerage is individual treatment system.
4. Subdivision is zoned C-3 (Highway Business); W & N zoned Ag; S & E zoned C-3.
5. ½" bars set at all lot corners.

APPROVALS AND ACCEPTANCES

The Planning and Zoning Commission of the City of Lawson, Missouri reviewed this plat (plan) of LAWSON JUNCTION and recommends its approval this 6th day of October, 1992.

William R. Morrow Jr. — William Morrow, Chairman
Robert Quick — Rob Quick - City Engineer

The Board of Aldermen of the City of Lawson, Missouri, approved this plat (plan) of LAWSON JUNCTION and the dedications thereon by Ordinance Number 701 this 8th day of October, 1992.

Robert O. Gill — Robert O. Gill, Mayor
Virginia Wickham — Virginia Wickham, Clerk

Entered on transfer record this ____ day of _____, 19__, at Cabinet _____, Sleeve _____.

Mary Moberly, Recorder of Deeds

STATE OF MISSOURI
TERRY M. McCANLESS
NUMBER
LS-2143
REGISTERED LAND SURVEYOR

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 (X) does ( ) does not (X) meet (I) exceed the current Missouri minimum standards for property boundary surveys 10 CSR 30-2.040.

Date 9-1-92 Signed: Terry M. McCanless — Terry M. McCanless MO REG NO 2143

M & M LAND SURVEYING SERVICE, INC.
P.O. BOX 83, RICHMOND, MO 64085
816/776-6342

SURVEY FOR: DENNIS BALDWIN
LAWSON, MO.

8-27-92	84-11	1" = 50'	RE	92-3850