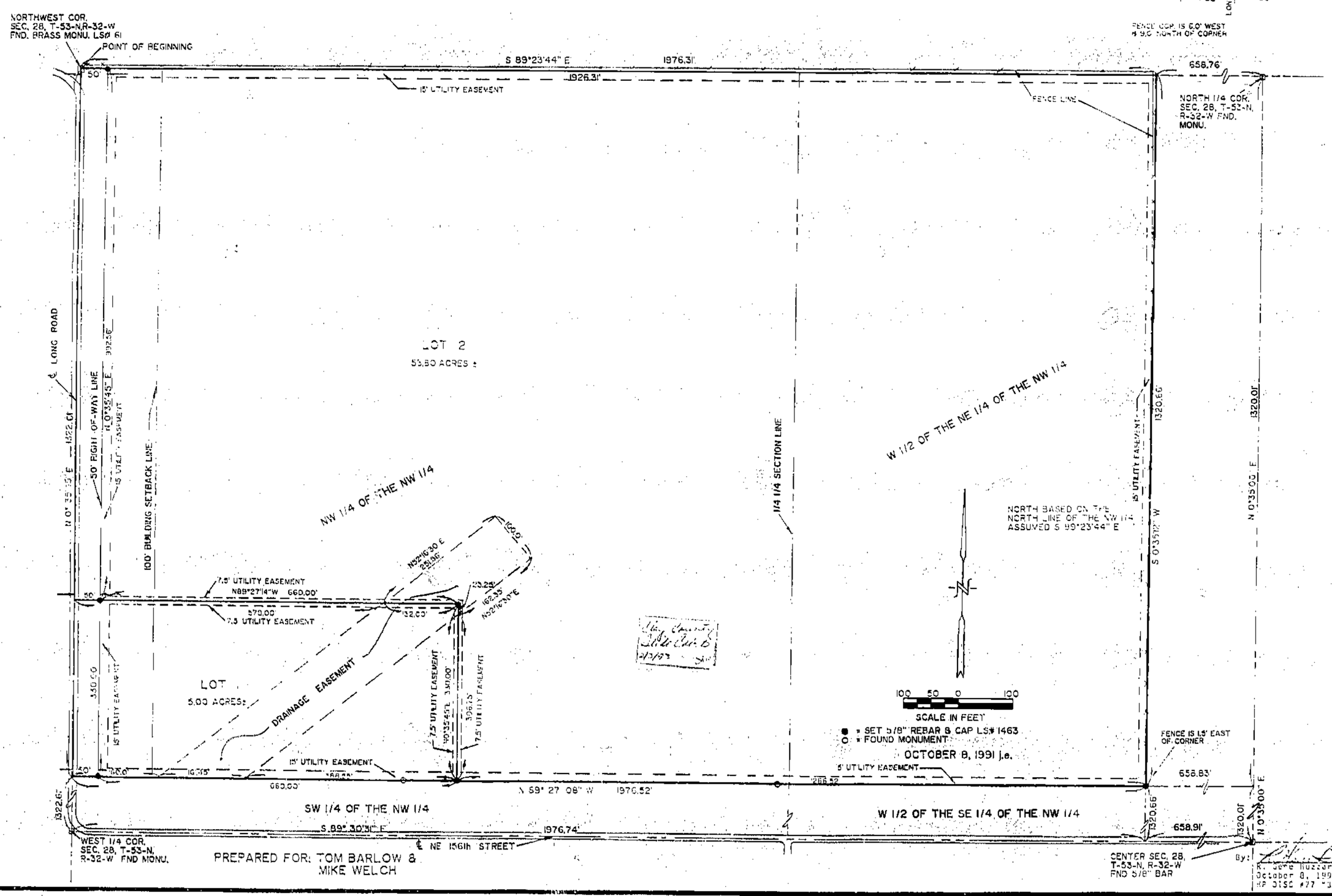
Clay County, Missouri
Land Survey Document

L 12563

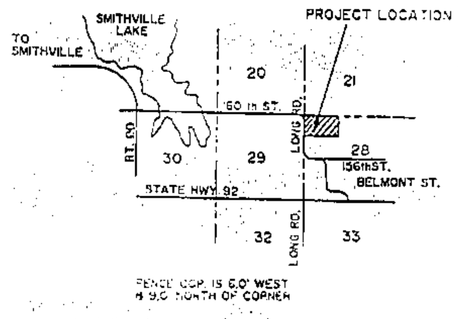
Cabinet B slide 112
By Mary Marshall

FINAL PLAT
MARANATHA
A SUBDIVISION OF LAND IN THE NW 1/4
SECTION 28, T-53-N, R-32-W,
CLAY COUNTY, MISSOURI



PREPARED FOR: TOM BARLOW & MIKE WELCH

LOCATION MAP



FENCE COR. IS 6.0' WEST & 9.0' NORTH OF CORNER

RECORD DESCRIPTION Recorded in Book 1663, at Page 41
The Northwest Quarter of the Northwest Quarter and the West One-Half of the Northeast Quarter of the Northwest Quarter, all in Section 28, Township 53, Range 32 in Clay County, Missouri:
Subject, however, to all easements; to all rights-of-way for public thoroughfares; to all recorded restrictions, covenants and reservations affecting the said real property; to all encroachments, if any; to applicable zoning laws; to any existing leases and tenancies; and to all general taxes and special assessments which are a lien upon said real property.
The above described tract being more particularly described as follows: A tract of land in the Northwest Quarter of the Northwest Quarter and the West One-Half of the Northwest Quarter of the Northwest Quarter all in Section 28, Township 53 North, Range 32 West, Clay County, Missouri being more particularly described as follows: Beginning at the Northwest corner of said Section 28; Thence S 89° 23' 44" E along the North line of said Northwest Quarter 1976.31 feet to the Northeast corner of the West Half of the Northeast Quarter of said Northwest Quarter; Thence S 00° 35' 12" W along the East line of the West One-Half of the Northeast Quarter of said Northwest Quarter 1320.66 feet to the Southeast corner of the West One-Half of the Northeast Quarter of said Northwest Quarter; Thence N 89° 27' 08" W along the South line of the West One-Half of the Northeast Quarter of the Northwest Quarter and the South line of the Northwest Quarter of the Northwest Quarter 1976.52 feet to a point on the West line of the Northwest Quarter of the Northwest Quarter; Thence N 00° 35' 45" E along said West line 1322.61 feet to the POINT OF BEGINNING, containing 59.97 acres, more or less, and being subject to all public roads, easements, reservations, restrictions and covenants, if any, now of record.

DEDICATION:
The undersigned owner of the above described property declare they are sole owners of the above described tract; and that they caused the same to be subdivided into lots of the sizes and dimensions as shown on this Plat which was drawn by their authority and under their direction. Said Plat shall hereafter be known as:

MARANATHA

The Streets, Courts, Circles and Drives shown on this Plat not heretofore dedicated to public use are hereby so dedicated in consideration of the acceptance of said Plat and dedication, the owners hereby waive all claims for damages in any of the property described in this Plat by reason of the future grading of any of the streets in this Plat to such grades as may be established by the County Court of Clay County, Missouri at the time of approval of said Plat, or at any time thereafter. This waiver shall be binding upon said owners and their heirs, successors and grantees.

An easement or license is hereby granted to Clay County to locate, construct and maintain or authorize the locations, constructions, and maintenance of conduits, water, gas or sewer pipes, poles, wires, sidewalks, surface drainage on any and all "Utility Easements", "Utility Esmts." or "U.E."

IN TESTIMONY WHEREOF: Michael L. Welch and Rhonda D. Welch, owners of the above described tract of land have hereunto set their hand this 18 day of November, 1991.

Michael L. Welch, Husband — Rhonda D. Welch, Wife

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)
Be it remembered that on this 18 day of November, 1991, before me appeared Michael L. Welch and Rhonda D. Welch, husband and wife, to me personally known and by me duly sworn did say that the execution of this instrument was their free act and deed.

IN WITNESS WHEREOF: I have set my hand and affixed my official seal on the date last above written.

Notary Public — NOTARY PUBLIC STATE OF MISSOURI, PLATTE COUNTY, MY COMMISSION EXP. MAR 11, 1995

My Commission Expires:

APPROVALS AND ACCEPTANCES

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

COUNTY COMMISSION: Date:

PLANNING COMMISSION: Date: 11-21-91

I hereby certify that this Plat of MARANATHA is based on an actual survey made by me or under my direct supervision and that the details shown on this Plat are correct to the best of my professional knowledge and belief.

CERTIFICATION: This is to certify that this survey was executed in accordance with the current Minimum Standards for Property Boundary Surveys of the Missouri Department of Natural Resources, Division of Geology and Land Survey.
We have this day made a survey of the herein described property and the results of said survey are as shown on this plat.

By: R. Gene Blizzard PLS No. 1463
October 8, 1991 File No. 901-640PSFF-R
HP DISC #77 "BARLOW77"

Gene Blizzard & Associates Inc.
ENGINEERS & LAND SURVEYORS
802 N. 33rd • ST. JOSEPH, 64506
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B-182

http://www.ClayCoGov.com