Clay County, Missouri
Land Survey Document

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L 23569 MAR 2 0 1992

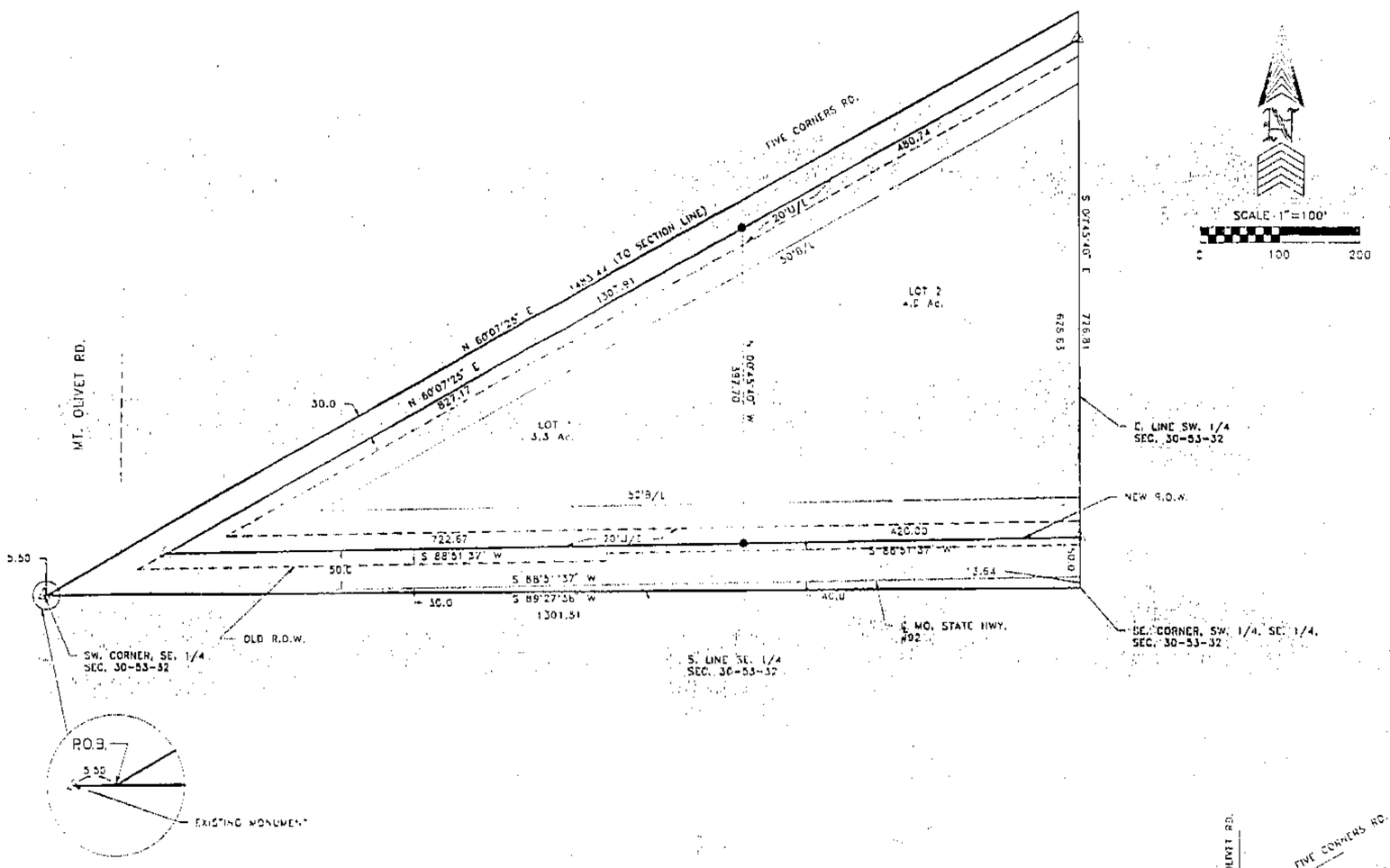
STATE OF MO
PLAT CO

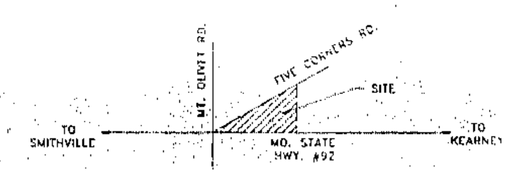
92 MR 9 P 2 30
Cash $ Chk 190

By Mary Manuel Dept

CACHE OAK

Final Plat
Clay County, Missouri





SECTION 30-53-32
Location Map

DESCRIPTION: All that part of the Southeast Quarter of Section 30, Township 53, Range 32, Clay County, Missouri, described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 30; thence North 89 degrees 27 minutes 39 seconds East along the South line of the Southeast Quarter of said Section 30, a distance of 3.50 feet to the point of beginning of the tract of land herein to be described; thence North 60 degrees 07 minutes 25 seconds East along the centerline of Five Corners Road, a distance of 1453.44 feet to the East line of the Southwest Quarter of the Southeast Quarter of said Section 30; thence South 0 degrees 45 minutes 40 seconds East along the East line of the Southwest Quarter of the Southeast Quarter of said Section 30, a distance of 725.81 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 30; thence South 89 degrees 27 minutes 38 seconds West along the South line of the Southeast Quarter of said Section 30, a distance of 1296.01 feet to the point of beginning. The above described tract of land contains 10.81 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 "CACHE OAK".

EASEMENTS: An easement or license is hereby granted to Clay County, Missouri to locate, construct and maintain or to authorize the location, construction, maintenance and use of conduits, sewers and water mains, gas, poles or wires, anchors and surface drainage, upon over and under the areas 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: The undersigned proprietors of the above described tract of land have hereunto set their hands this 11 day of March 1992.

Ron Cravens
Ron Cravens

Betsy Cravens
Betsy Cravens

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

Be it remembered that on this 11 day of March, 1992, before me, a Notary Public in and for said County and State, came Ron Cravens to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same in testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Margaret L. Bundy
NOTARY PUBLIC

MARGARET L. BUNDY
Notary Public, State of Missouri
Commissioned in Clay County
My Commission Expires April 17, 1992

MY COMMISSION EXPIRES:

This plat of CACHE OAK has been submitted to and approved by the Clay County Planning Commission this 9 day of March, 1992.

COUNSELOR — CHAIRMAN — DIRECTOR

These easements and rights of way accepted by the County Governing Body of Clay County, Missouri this _____ day of _____, 1992.

ATTEST:

County Clerk

Presiding Commissioner

Western District Commissioner

Eastern District Commissioner

Entered on transfer record this _____ day of _____, 1992.

County Recorder

SEE BOOK _____ PAGE _____

PREPARED BY:

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

I hereby certify that the plat of CACHE OAK 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 platting of subdivisions to the best of my professional knowledge and belief.

DATE: 3-10-92

Sam A. Aylett
SAM A. AYLETT, LS

STATE OF MISSOURI
SAM ANTHONY AYLETT
NUMBER 2074
PROFESSIONAL LAND SURVEYOR

FLOOD ZONE: C
SOIL TYPE: Shead-Ladoga Association
WATER DISTRICT: #9
SEWAGE DISPOSAL: Septic
ZONING: AG
CONTOUR INTERVAL: 10 feet (From USGS Map)

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement

△ Denotes Existing Monument

▲ Denotes 2 1/4 inch Aluminum Barrel in Monument to be set after construction of Utilities and Streets.

○ Denotes Existing Bar

● Denotes 1/2" Rebars to be Set with Plastic Caps #2074

Clay County Title Co. B
3/9/92

B-190