Clay County, Missouri
Land Survey Document

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L 34137 JUN 18 1992

FINAL PLAT OF

HALFERTY ESTATES

A MINOR SUBDIVISION IN THE SW 1/4 AND THE SE 1/4 OF SECTION 33 TOWNSHIP-54-NORTH, RANGE-32-WEST CLAY COUNTY, MISSOURI

RECORD DESCRIPTION RECORDED IN BOOK 1053 AT PAGE 943 IN THE OFFICE OF THE RECORDER OF DEEDS FOR CLAY COUNTY, MISSOURI:

LEGAL DESCRIPTION: A tract of land in the Southwest Quarter and the Southeast Quarter of Section 33, Township 54 North, Range 32 West, Clay County, Missouri, more particularly described as follows: Beginning at the Southwest corner of the Southwest Quarter of said Section 33; Thence N 90° 00' 00" E along the South line of the Southwest Quarter, 2617.47 feet, to the TRUE POINT OF BEGINNING; Thence N 00° 00' 00" E, 1071.20 feet; Thence S 89° 57' 26" E, 850.88 feet; Thence S 00° 02' 52" W, 885.74 feet; Thence S 89° 58' 19" E, 22.00 feet; Thence S 00° 02' 32" W, 185.00 feet to the South line of the Southeast Quarter of said Section 33; Thence N 89° 57' 29" W along the South line of said Southeast Quarter, 252.20 feet to the Southeast corner of the Southwest Quarter of said Section 33; Thence S 90° 00' 00" W along the South line of said Southwest Quarter, 619.80 feet to the TRUE POINT OF BEGINNING, containing 21.0 acres, more or less, and subject to all public roads, easements, reservations, restrictions and covenants, if any, now of record.

DEDICATION: The undersigned proprietors of the above described 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:

"HALFERTY ESTATES"

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 if 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 or maintain or authorize the locations, constructions and maintenance of conduits, water, gas or sewer pipes, poles, wires, sidewalks, surface drainage or any and all of them over, under, along and through the strips marked "U.E." or "Utility Easement".

IN TESTIMONY WHEREOF: The undersigned proprietors being the sole owners of the above describing tract have caused these presents to be signed and sealed this 12th day of June, 1992.

H. F. Halferty, Husband — Joyce E. Halferty, Wife

Walter G. Halferty, Husband — Marilyn A. Halferty, Wife

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

Be it remembered that on this 12th day of June, 1992 before me the undersigned notary public in and for the County and State aforesaid came H.F. Halferty and Joyce E. Halferty, Husband and Wife and Walter G. Halferty and Marilyn A. Halferty, Husband and Wife who are personally known to me to be the same persons who executed the within instrument as their free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Notary Public — My Commission Expires: Sept 11, 1994

RECORDER OF DEEDS: Filed for record this _____ day of _____, 1992 at my office in Clay County, at _____ o'clock, in Book _____ at Page _____.

County Recorder

APPROVALS AND ACCEPTANCES

This plat of "HALFERTY ESTATES" has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby

Dated this _____ day of _____, 1992.

Chairman, Planning Commission — Director, Planning Commission

Presiding Commissioner — Eastern Commissioner

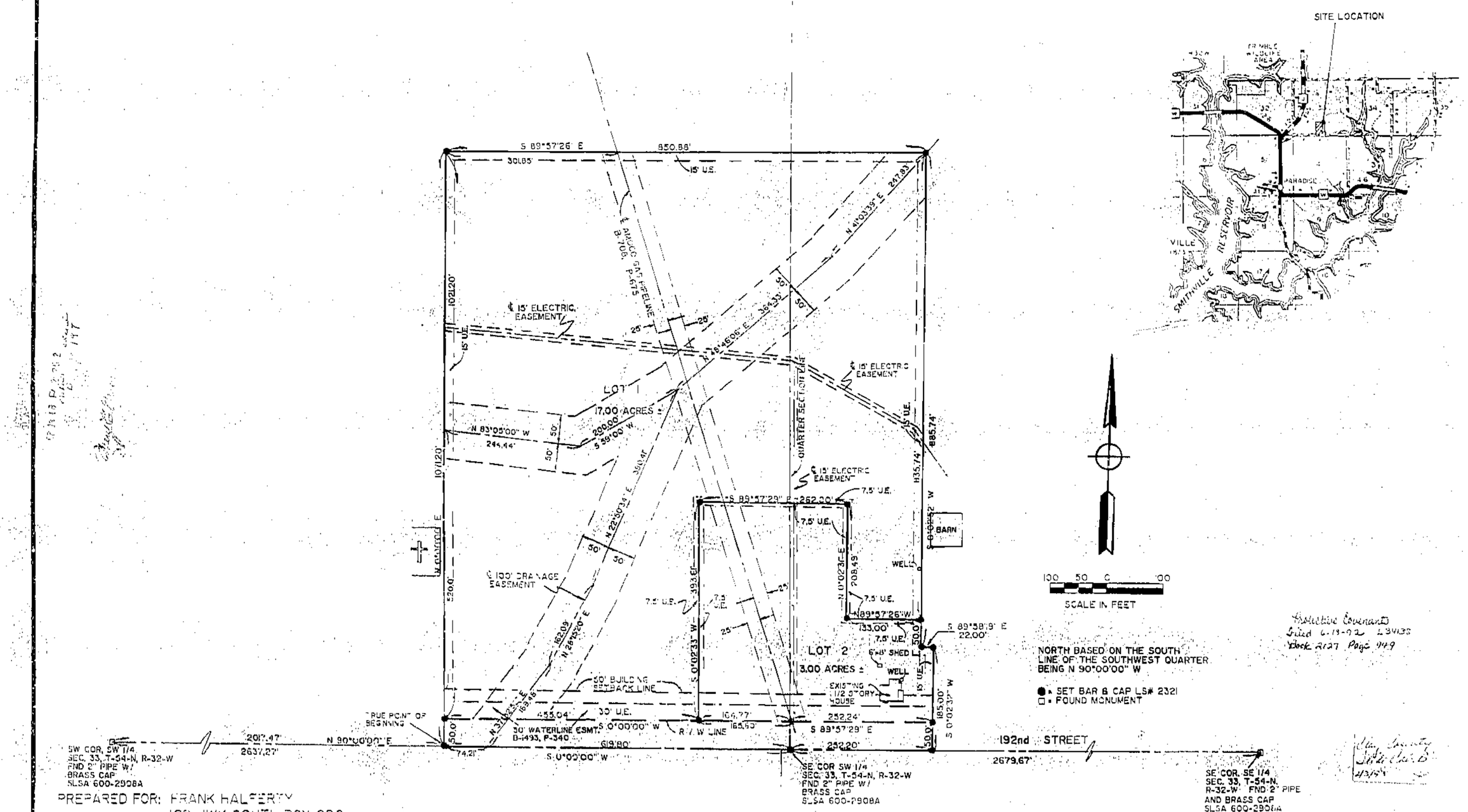
Western Commissioner — County Counselor

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

Presiding Judge

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: F. Shane Terhune MO R.L.S. #2321
May 18, 1992 File No. 592-295PSFF
J.E.



Restrictive Covenants filed 6-19-92 L34138 Book 2127 Page 149

PREPARED FOR: FRANK HALFERTY
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