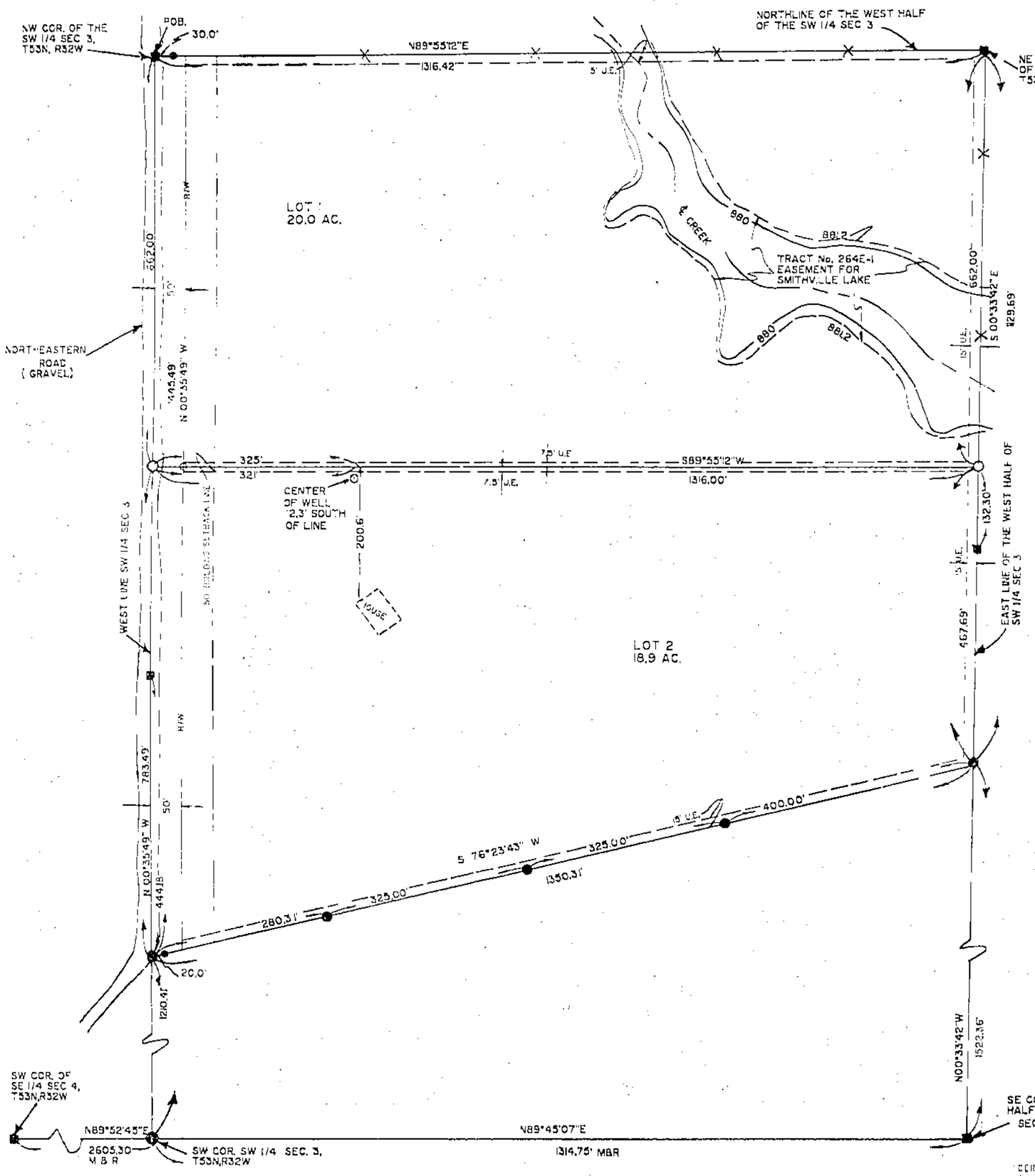
Clay County, Missouri
Land Survey Document

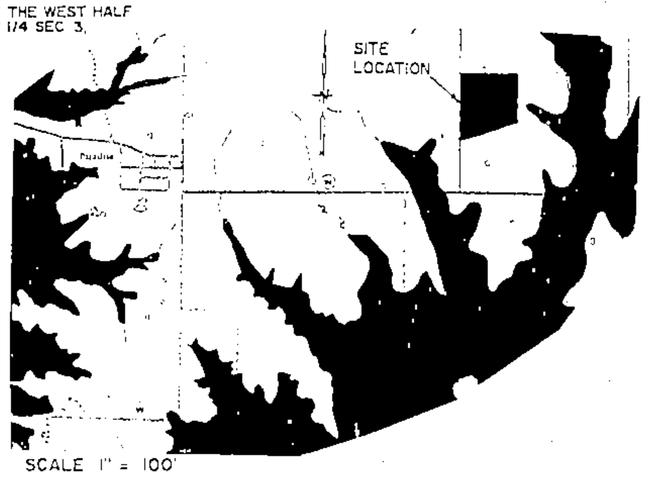
L S1855 AUG 20 1993
CLAY COUNTY
93 AU 20 PM 1:38
MARY E. MOBERLY
RECORDER OF DEEDS

FINAL PLAT

SCHEER ACRES

A SUBDIVISION IN THE SW 1/4 SECTION 3,
T53N, R32W, CLAY COUNTY, MISSOURI





SCALE 1" = 100'
NORTH BASED ON THE WEST LINE OF SW 1/4 SEC 3 ASSUMED N 00°35'49" W

○ = SET L.S. 1463 REBAR & CAP
● = FND L.S. 1463 REBAR & CAP
■ = FOUND L.S. #61 2" PIPE & BRASS CAP
▲ = FOUND RIGHT-OF-WAY MARKER
M = MEASURED DISTANCE
R = RECORD OF PLAT DISTANCE
= FENCE LINE

SEE BOOK ____ **PAGE** ____

GENERAL NOTES

1. Property is currently zoned agricultural
2. Soil on this site is mainly Shoreacres Silt and Armster Loam
3. This property is not within the 100 year Flood Zone, according to Flood Maps, Community Panel Number 290086 0025A Dated March 18, 1980
4. Elevations scaled from Arley, Missouri USGS QUAD Map

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.

Gene Buzzard
9/16/93

Overall Description:

A tract of land in the West Half of the Southwest Quarter of Section 3, Township 53 North, Range 32 West, Clay County, Missouri and more particularly described as follows: Beginning at the Northwest Corner of said Southwest Quarter; Thence N 89° 55' 12" E, along the North Line of said Southwest Quarter, 1316.42 Feet, to the Northeast Corner of the West Half of said Southwest Quarter; Thence S 00° 33' 42" E, along the East Line of the West Half of said Southwest Quarter, 1129.69 Feet; Thence S 76° 23' 43" W, 1350.31 Feet, to the West Line of the Southwest Quarter of said Section 3; Thence N 00° 35' 49" W, along the West Line of the Southwest Quarter of said Section 3, 1445.49 Feet, to the Point of Beginning, containing 38.9 Acres, more or less, and subject to all public roads, easements, reservations, restrictions, covenants and conditions, if any now of record.

DESCRIPTION OF EASEMENT:
TRACT NO. 264E-1:
All that part of the NE1 NW1 SW1 of Section 3, Township 53 North, Range 32 West of the Fifth Principal Meridian, Clay County, Missouri, lying below elevation 881.2 (M.S.L.L.), containing 1.38 Acres of land, more or less.

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:

"SCHEER ACRES"

The Streets, Courts, Circles and Right-of-Ways shown on this Plat, and 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 this 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".

The undersigned proprietor's, their heirs, successors, and grantees do also agree to connect to rural water district lines, within 60 days of completion of construction, as a condition of subdivision approval.

IN TESTIMONY WHEREOF: The undersigned proprietors being the sole owners of the above described tract have caused these present to be signed and sealed this 5th day of August, 1993.

Matthew Scheer, Husband — Diana Scheer, Wife

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

Be it remembered that on this 5th day of August, 1993, before me, the undersigned notary public in and for the County and State aforesaid, came Matthew Scheer and Diana Scheer, Husband and Wife, who are personally known to me to be the same persons who executed the within instruments 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.

Richard R. Buzzard, Notary Public — My Commission Expires: May 16, 1997
RICHARD R. BUZZARD, NOTARY PUBLIC STATE OF MISSOURI, BUCHANAN COUNTY, MY COMMISSION EXP. MAY 16, 1997

RECORDER OF DEEDS: Filed for record this ____ day of ____ 1993 at my office in Clay County, at ____ AM/PM o'clock, in Book ____ at Page ____.

County Recorder

APPROVALS AND ACCEPTANCES

This plat of "SCHEER ACRES" has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby Approved. Dated this 19th day of August, 1993.

Chairman, Planning Commission — Director, Planning Commission
President, County Commissioner — Eastern Commissioner
Western Commissioner — County Counselor

These easements and right-of-ways accepted by the County Governing Body of Clay County, Missouri, this 19th day of August 1993.

County Clerk

PREPARED FOR: MATTHEW & DIANA SCHEER
421 LEE DRIVE, LIBERTY MO
64068

By: R. Gene Buzzard No. LS-1463
June 28, 1993 File No. 317-93PSFF-R
HP DISCRA2 "LIZARB7"

Gene Buzzard & Associates Inc.
ENGINEERS & LAND SURVEYORS
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