Clay County, Missouri
Land Survey Document

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L 92310

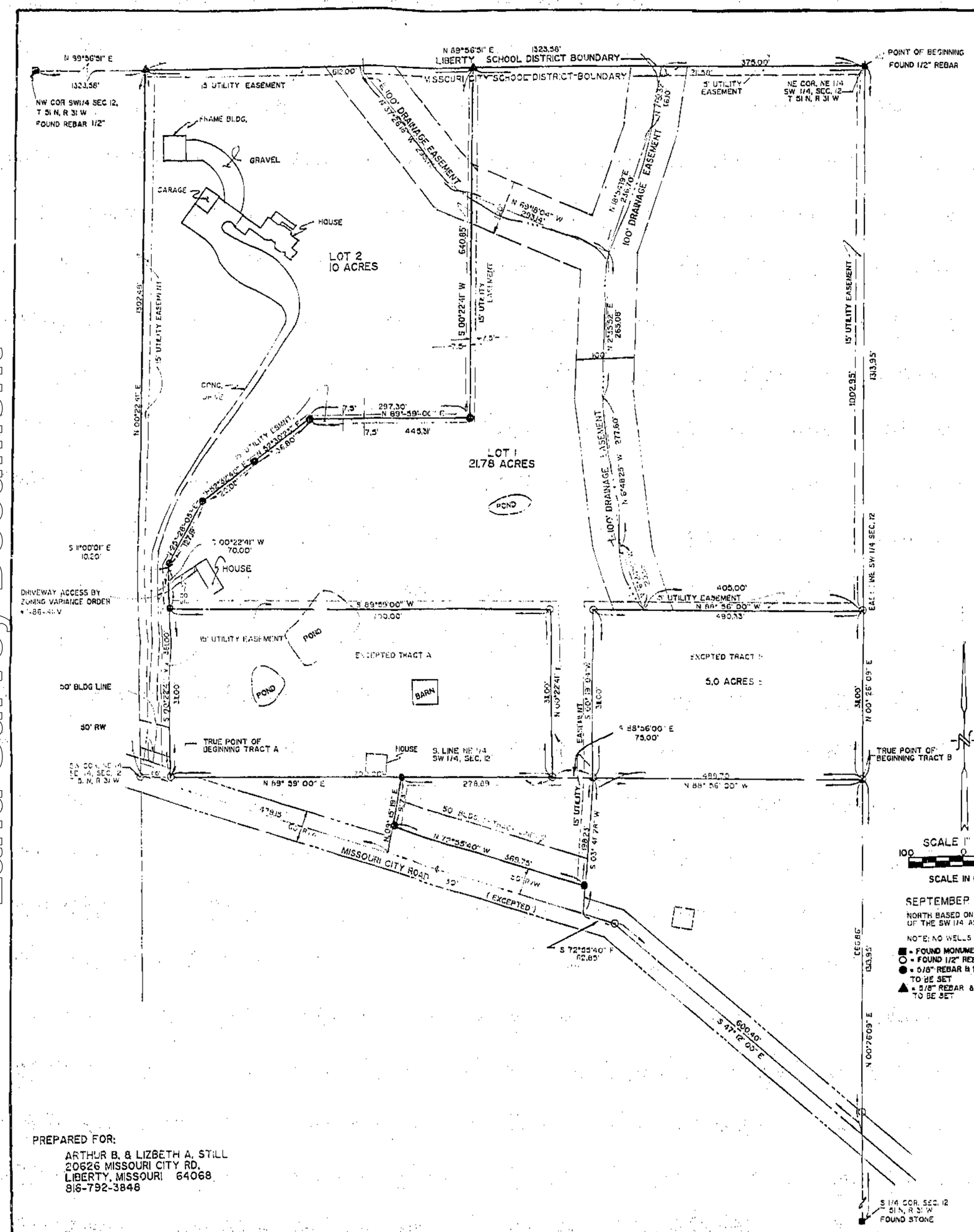
OCT 0 1 1993

FINAL PLAT

CHAUTAUQUA TERRACE

A MAJOR SUBDIVISION OF LAND IN NE 1/4, SW 1/4 SECTION 12 TOWNSHIP 51 NORTH, RANGE 31 WEST CLAY COUNTY, MISSOURI

CLASS "B" PROPERTY SURVEY



SEPTEMBER 7 1993.

NORTH BASED ON THE EAST LINE OF THE SW 1/4 ASSUMED N 00°26'09" E

NOTE: NO WELLS ON THIS PROPERTY

■ = FOUND MONUMENT AS NOTED
○ = FOUND 1/2" REBAR
● = 5/8" REBAR & LS 1463 PLASTIC CAP TO BE SET
▲ = 5/8" REBAR & LS 1463 ALUMINUM CAP TO BE SET

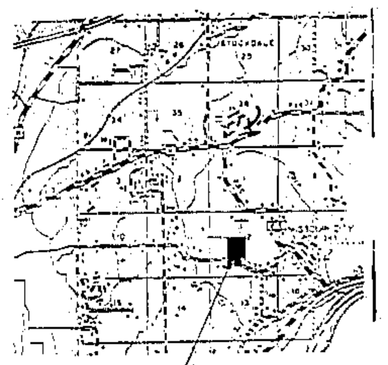
PREPARED FOR:

ARTHUR B. & LIZBETH A. STILL
20626 MISSOURI CITY RD.
LIBERTY, MISSOURI 64068
816-792-3848

DESCRIPTION:
A tract of land in the East Half of the Southwest Quarter of Section 12, Township 51 North, Range 31 West, Clay County, Missouri, being more particularly described as follows: Beginning at the Northeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 12; Thence S 00° 26' 09" W along the East line of the Southwest Quarter of said Section 12, 1002.95 Feet; Thence N 88° 55' 00" W, 490.33 Feet; Thence S 00° 19' 04" W, 311.00 Feet, to a point on the South line of the Northeast Quarter of the Southwest Quarter of said Section 12; Thence S 03° 41' 28" W, 198.23 Feet, to a point on the Northerly Right-of-Way line of the Missouri City Road; Thence N 72° 55' 40" W along the Northerly Right-of-Way line of said Missouri City Road, 369.75 Feet; Thence leaving said Right-of-Way N 09° 15' 19" E, 91.73 Feet, to a point on the South line of the Northeast Quarter of the Southwest Quarter of said Section 12; Thence N 89° 59' 00" E along the South line of the Northeast Quarter of the Southwest Quarter of said Section 12, 278.89 Feet; Thence N 00° 22' 41" E, 311.00 Feet; Thence S 89° 59' 00" W, 700.00 Feet; Thence S 00° 22' 41" W parallel with the West line of the Northeast Quarter of the Southwest Quarter of said Section 12, 317.00 Feet, to a point on the South line of the Northeast Quarter of the Southwest Quarter of said Section 12; Thence S 89° 59' 00" W along the South line of the Northeast Quarter of the Southwest Quarter of said Section 12, 60.00 Feet to the Southwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 12; Thence N 00° 22' 41" E along the West line of the Northeast Quarter of the Southwest Quarter of said Section 12, 1302.48 Feet, to the Northwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 12; Thence N 89° 56' 51" E along the North line of the Northeast Quarter of the Southwest quarter of said Section 12, 1323.56 Feet, to the Point of Beginning, containing 32.33 Acres, more or less, and subject to all public roads, easements, reservations, restrictions, covenants and conditions, if any now of record.

NOTES

1. Developer: Arthur B. Still, 20626 Missouri City Rd., Liberty, Mo 64068
2. Surveyor: Gene Buzzard & Assoc., Inc. P.O. Box 1304, St. Joseph, Mo 64502
3. Soil Type: Knox Silt Loam & Sweet-Rock Outcrop Complex
4. Topography is Taken From the Missouri City Quadrangle
5. Subdivision is in Flood Hazard Zone "C"
6. Subdivision is zoned Agriculture
7. Structures exist within this subdivision as shown.
8. Bars (s/0) set at each lot corner
9. Refer to Variance Order #CO-86-19.
10. NO TITLE REPORT OR COMMITMENT WAS SUPPLIED FOR THIS SURVEY
11. FOUND MONUMENTATION IS SHOWN ON A RECORDED SURVEY PLAT BY L.S. #2143 IN BOOK 2193, PG. 989 CLAY CO. MO
12. RECORD DESCRIPTIONS FOR PROPERTY RECORDED IN BOOK 1939, AT PAGE 165, AND BOOK 2193, AT PAGE 988, OFFICE OF THE RECORDER OF DEEDS, CLAY CO. MO



VICINITY MAP

DEDICATION: The undersigned proprietors of the above described declare they are the sole owners of the above described tract and that they have 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:

"CHAUTAUQUA TERRACE"

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".

IN TESTIMONY WHEREOF: The undersigned proprietors being the sole owners of the above described tract have caused these presents to be signed and sealed this 15th day of October, 1993.

Arthur B. Still, Husband — Lizbeth A. Still, Wife

Matthew D. Dunn, Husband — Mary Ann Dunn, Wife

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

Be it remembered that on this 15th day of October, 1993, before me, the undersigned Notary Public in and for the County and State aforesaid, came Arthur B. Still and Lizbeth A. Still, Husband and Wife, and Matthew D. Dunn and Mary Ann Dunn, Husband and Wife, who are personally known to me to be the same persons who executed the within instruments of 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 1-29-95

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

This plat of "CHAUTAQUA TERRACE" has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby Approved dated this 21st day of October, 1993.

Chairman, Planning Commission — Director, Planning Commission

President, County Commission — Eastern Commissioner

Western Commissioner — County Counselor

These Easements and Rights-of-Ways accepted by the County Governing Body of Clay County, Missouri, this 27th day of October, 1993.

County Clerk

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, and the Missouri Board for Architects, Professional Engineers and Land Surveyors.

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 Buzzard MO PLS No. 2143
September 20, 1993, FYPN No 413-90PSFF
HD DISC#89 "COUNTYBS"
REVISED 10-11-93

Clay County Plats Vol. D Pg. 3

Gene Buzzard & Associates Inc.
ENGINEERS & LAND SURVEYORS
2101 S. BELT HWY ST. JOSEPH, MO 64507
PHONE 816-364-3551 FAX 816-364-6548