C-365

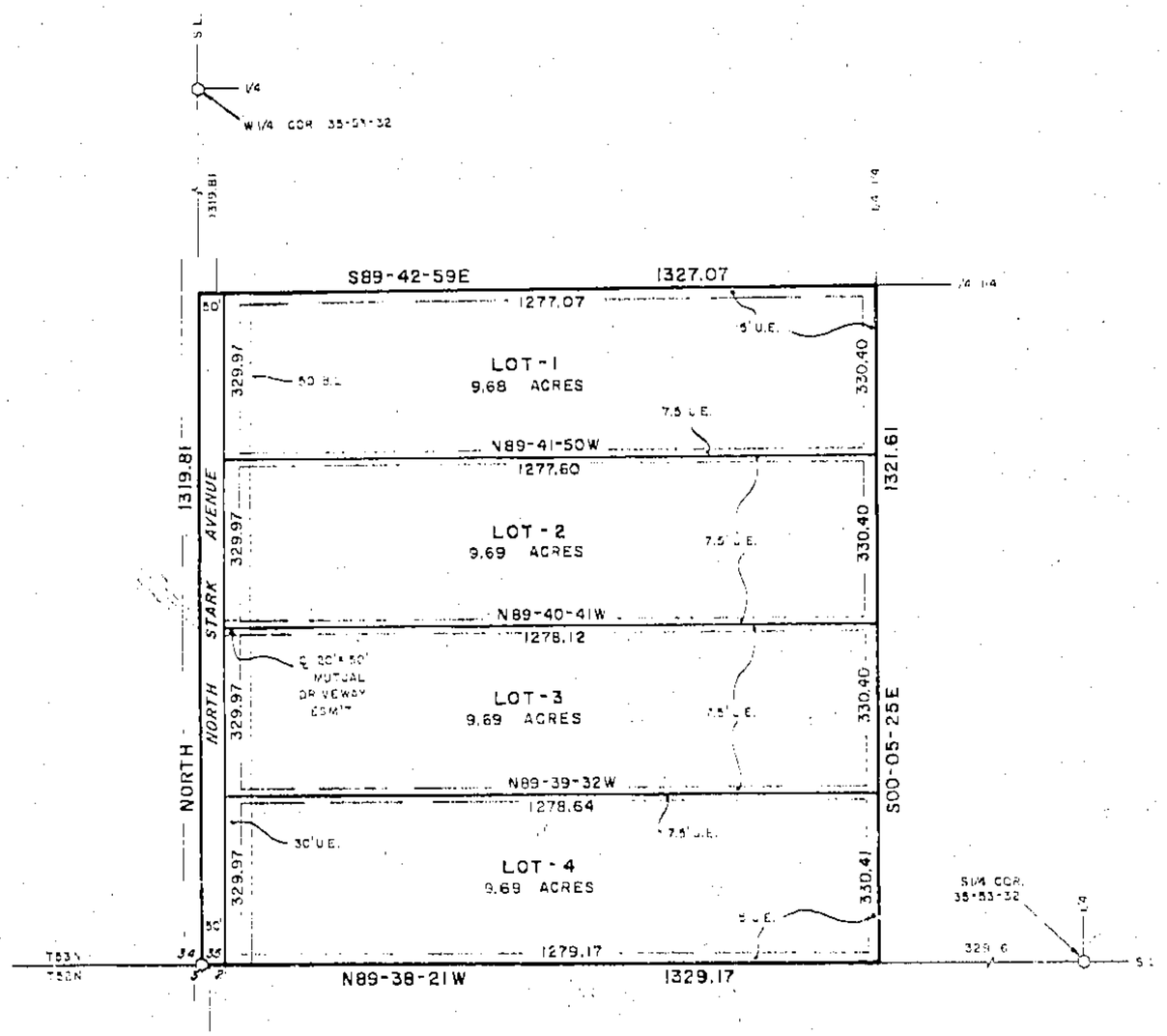
M 13088 MAR 2 8 1994

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS PLAT
94 MR 28 A 10:49 Cabinet C
MARY E. MOBERLY
RECORDER OF DEED
Page 365

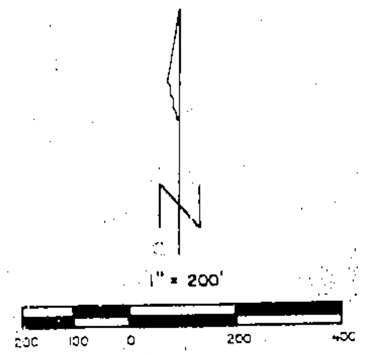
By Mary Marrant
Deputy

MORGAN MANOR

FINAL PLAT



SEE BOOK 2336 PAGE 644 & 645



DESCRIPTION

All of the SW¼ of the SW¼ of Section 35, T53N, R32W of the 5th P.M., Clay County, Missouri. Containing 40.27 acres and subject to all easements and restrictions of record.

DEDICATION

The undersigned proprietors of the described tract have caused the same to be subdivided as shown on this plat which subdivision shall be known as MORGAN MANOR and shall consist of a total of four (4) lots.

In testimony whereof, Clarence E. & Janice L. Morgan, husband & wife, have subscribed their names this 14 day of March 1994.

Clarence E. Morgan — Janice L. Morgan

Be it remembered that on this 14 day of March, 1994, before me, a notary public in and for said County and State, came, Clarence E. & Janice L. Morgan, to me personally known to be the same persons 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.

STATE OF MISSOURI
COUNTY OF CLAY

My commission expires: May 6, 1996

Evelyn L. Sturgeon
Notary Public

EVELYN L. SURGETER
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires May 6, 1996

NOTES

1. Developer: Clarence Morgan, 5401 Locust Ave. Kansas City, KS 66106.
2. Surveyor: Terry M. McCanless, PO Box 83, Richmond, MO 64085.
3. Soil Type: Sharpsburg - Mackaburg Association.
4. Topography is taken from the Kearney SW, Mo. Quadrangle.
5. Subdivision is in Flood Hazard Zone "C".
6. Subdivision is zoned Agriculture.
7. Pars (½") set at each lot corner.
8. Bearing System is assumed.
9. Survey Classification is "C".
10. Record Source of Description: Book 2311 at Page 768.
11. Mutual Driveway Easement on Lots 2 and 3.

APPROVALS AND ACCEPTANCES

This plat of MORGAN MANOR, has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby Approved, dated this 28th day of March 1994.

Chairman, Planning Commission — Director, Planning Commission

Presiding Commissioner — Eastern Commissioner

Western Commissioner

These easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri this 28th day of March 1994.

Ella Bowles, Rosalyn DC
County Clerk

Entered on transfer record this ____ day of _____, 1994.

County Recorder

STATE OF MISSOURI
TERRY M. McCANLESS
NUMBER LS-2143
REGISTERED LAND SURVEYOR

4/8/94 9M
Slide Cab
C

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Missouri and this survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors 4 CSR 30-8.020.

Date 3-3-94 Signed Terry M. McCanless MO. REG. NO. 2143

M & M LAND SURVEYING SERVICE, INC.
P.O. BOX 83 RICHMOND, MO 64085
816 / 776-6343

SURVEY FOR: CLARENCE MORGAN
KANSAS CITY, MO.

2-8-94	94-141	1" = 200'	RE	94-4116

Clay County, Missouri
Land Survey Document