Clay County, Missouri
Land Survey Document

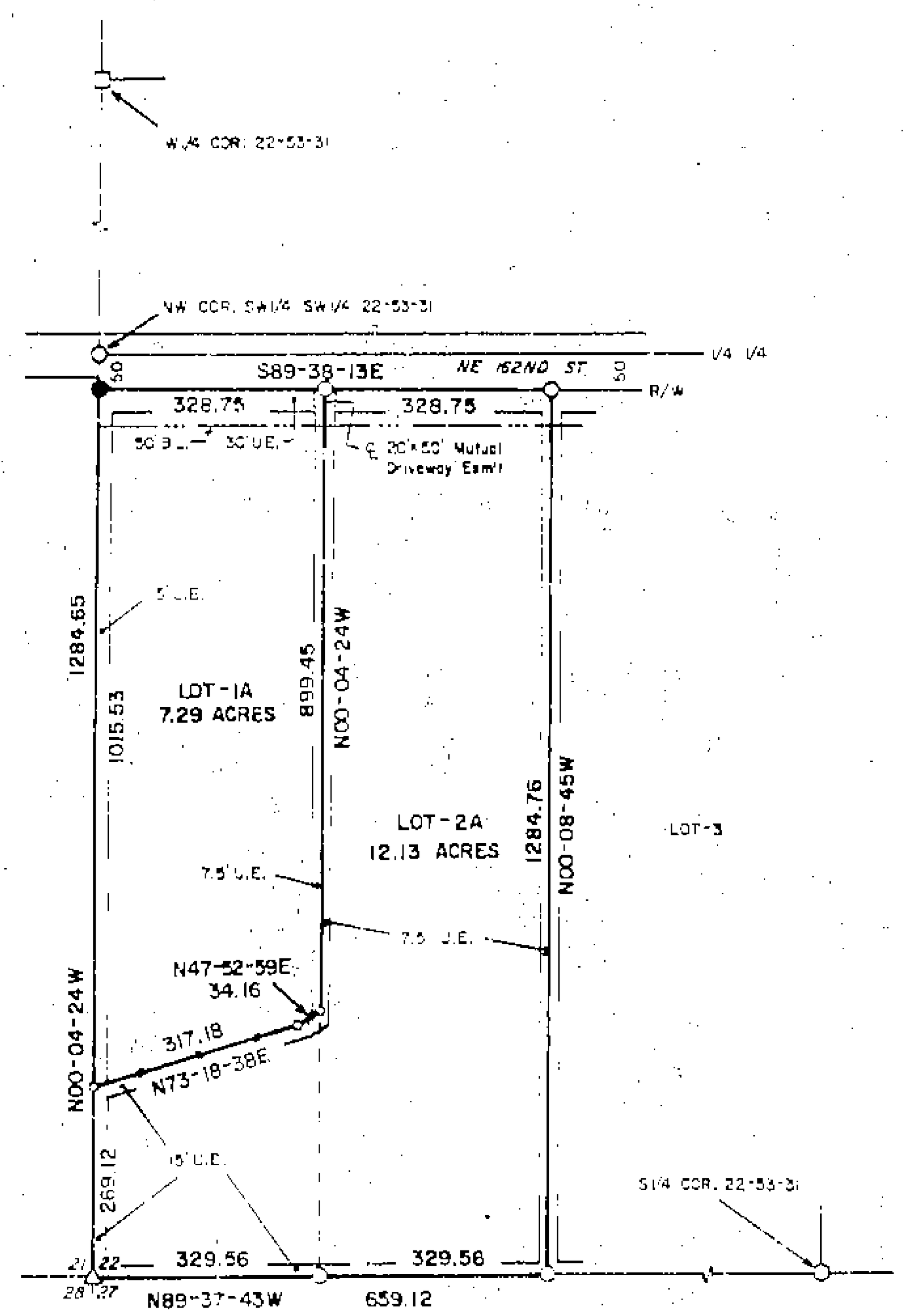
STATE OF MO.
CLAY COUNTY
CERTIFY INSTR. REC.
94 JUL 25 AM 10:413
[illegible] C PAGE 368
MARY L. MOSBERLY
RECORDER OF DEEDS
By [signature] Deputy

REPLAT OF LOTS 1&2 OF HOEL ESTATES

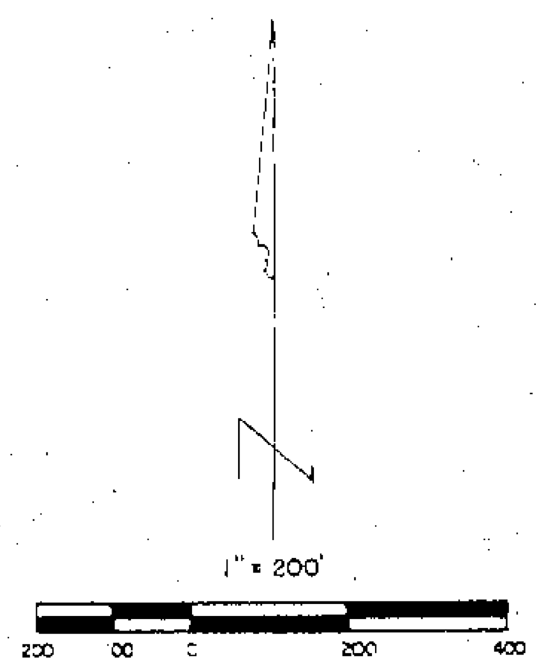
M 27954

JUL 25 1994

FINAL PLAT



● - 5/8" BAR FOUND
□ - STONE FOUND
○ - BRASS CAP FOUND
○ - 1/2" BAR FOUND
△ - 3/8" BAR FOUND
○ - 1/2" BAR SET



DESCRIPTION

All of Lots 1 and 2 of Hoel Estates, a subdivision in the S½ of the SW¼ of Section 22, T53N, R31W of the 5th P.M., Clay County, Missouri. Containing 19.42 acres and subject to all easements and restrictions of record.

DEDICATION

EASEMENTS: An easement or license is hereby granted to Clay County, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U.E.). All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Clay County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement.

STREETS: The streets shown on this plat and heretofore not 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 buildings or portion thereof shall be built between this line and the street line.

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 REPLAT OF LOTS 1 & 2 OF HOEL ESTATES and shall consist of a total of two (2) lots.

In testimony whereof, M. David & Julia L. Hoel, husband & wife, have subscribed their names this 1st day of June, 1994.

[signature] M. David Hoel — [signature] Julia L. Hoel

Be it remembered that on this 1st day of June, 1994, before me, a notary public in and for said County and State, personally appeared the above persons, who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

SUSAN HESER
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires May 20, 1996

STATE OF MISSOURI)
COUNTY OF CLAY)

[signature] Notary Public

My commission expires: 5-20-96

APPROVALS AND ACCEPTANCE

This plat of REPLAT OF LOTS 1 & 2 OF HOEL ESTATES has been submitted to and considered by the Clay County Planning and Zoning Commission and is hereby Approved this 25th day of July, 1994.

[signature] Chairman, Planning Commission — [signature] Stuart N. Bodeus, Director, Planning Commission

[signature] Presiding Commissioner — [signature] [illegible]

[signature] Commissioner — [signature] County Commissioner

Eastern

[illegible] accepted by the County Governing Body of Clay County, Missouri this 25th day of July, 1994.

[signature] Ella Bowles, [illegible] DC
County Clerk

Entered on transfer record this ___ day of ______, 1994.

County Recorder

NOTES

1. Developer: David & Julia Hoel, [illegible] Dr. K.C. MO 64[illegible].
2. Surveyor: Terry M. McCanless, PO Box 80, Richmond, MO 64085.
3. Soil Type: Armster-[illegible]-Sharpsburg & Sharpsburg-Macksburg Assoc.
4. Topography is taken from the Kearney & Holt, Mo. Quadrangle.
5. Subdivision is in Flood Hazard Zone "C".
6. Subdivision is zoned Agriculture.
7. Bars (½") set at each lot corner.
8. Bearings assumed from plat of Hoel Estates.
9. Survey Classification is "C".
10. Record Reference: Book 2309 at Page 947
11. Mutual Driveway Easement on Lots 1 & 2.

SURVEYORS CERTIFICATION

I hereby certify that this survey was prepared by me or under my [illegible] 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 30-2.090

Date 5-25-94 Signed [signature] Terry M. McCanless MO. [illegible] NO. 2143

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

9/2/94 [illegible]
Cat C

M & M LAND SURVEYING SERVICE, INC.
P.O. BOX 80, RICHMOND, MO 64085
816/776-6343

SURVEY FOR DAVID HOEL
KANSAS CITY, MO

5-25-94	94-140	1" = 200'	RE	94-4222

M 24801

JUN 27 1994

REPLAT OF LOT - 2 OF JESSE ESTATES

FINAL PLAT

DESCRIPTION

All of Lot 2 of Jesse Estates, a subdivision in the SW¼ of the SE¼ of Section 1, T52N, R31W of the 5th P.M., Clay County, Missouri. Containing [illegible] acres and subject to all easements and restrictions of record.

DEDICATION

EASEMENTS: An easement or license is hereby granted to Clay County, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U.E.). All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass,

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