Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

△ - 5/8" BAR SET

1" = 200'

200 100 0 200 400

SEE BOOK 3399 PAGE 395

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: 7-7-94 Signed: Terry M. McCanless MO. REG. NO. 2143

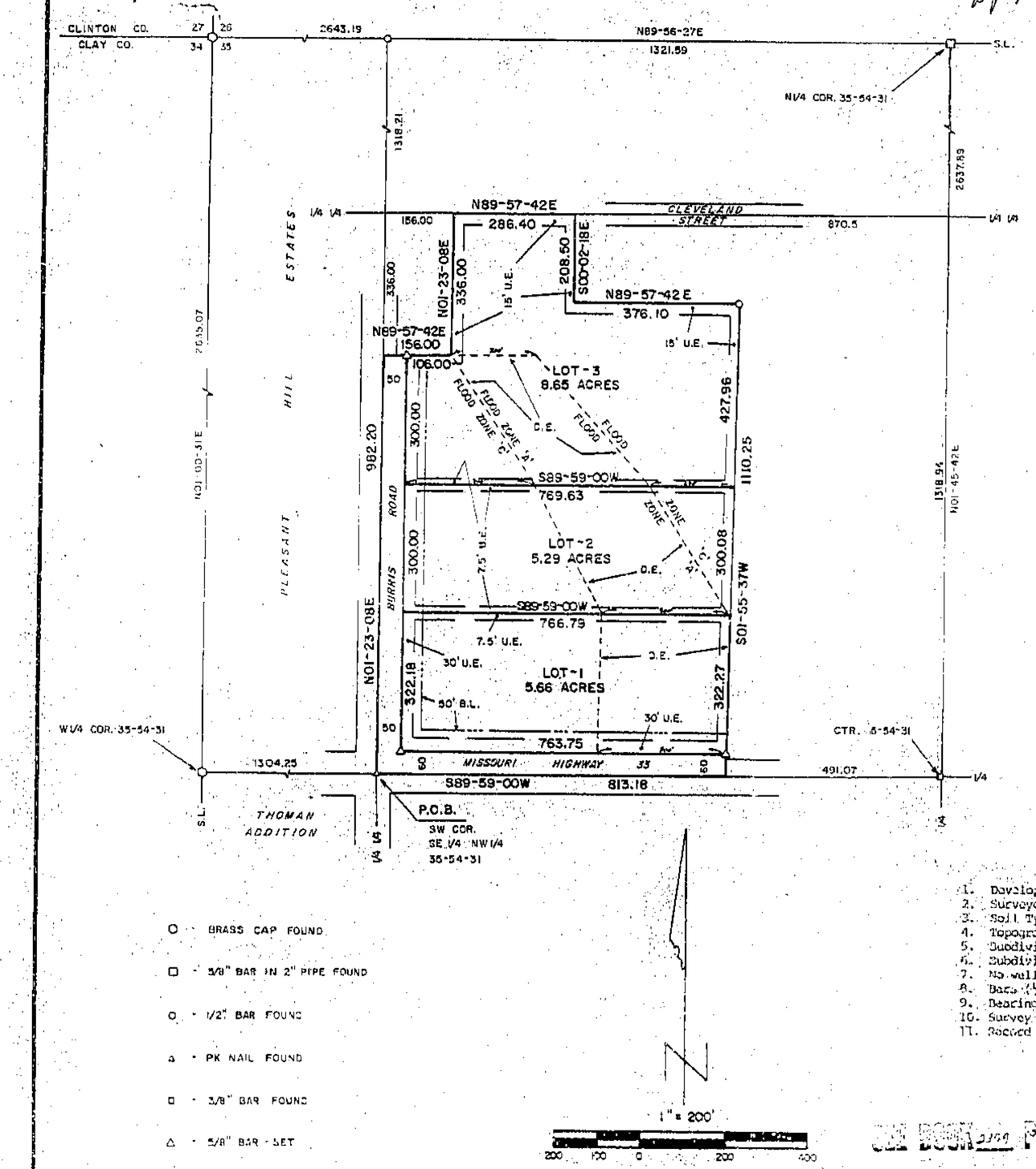
M & M LAND SURVEYING SERVICE, INC.
P.O. BOX 83, RICHMOND, MO 64085
816/776-8343

SURVEY FOR: DEBBIE PICKERING
LAWSON, MISSOURI

6-7-94	94-141	1" = 200'	RE	94-4209

COUNTRY AIR

FINAL PLAT



○ - BRASS CAP FOUND

□ - 3/8" BAR IN 2" PIPE FOUND

○ - 1/2" BAR FOUND

△ - PK NAIL FOUND

□ - 3/8" BAR FOUND

△ - 5/8" BAR - SET

1" = 200'

200 100 0 200 400

SEE BOOK 3399 PAGE 394

9/2/94 gm
Cat C

II 29492 AUG 8 1994

94 AUG 8 AM 10:39
C PAGE 369
MARY HOBERLY
RECORDER OF DEEDS
By Mary Maurer
Deputy

DESCRIPTION

That portion of the SE¼ of the NW¼ of Section 35, T54N, R31W of the 5th P.M., Clay County, Missouri, described as follows: Beginning at the SW corner of said SE¼, NW¼; thence N01-23-08E, 982.20 feet along the West line of said SE¼, NW¼; thence N89-57-42E, 156.00 feet; thence N01-23-08E, 336.00 feet to the North line of said SE¼, NW¼; thence N89-57-42E, 286.40 feet along said North line; thence S00-02-18E, 208.50 feet; thence N89-57-42E, 376.10 feet; thence S01-55-37W, 1110.25 feet to the South line of said SE¼, NW¼; thence S89-59-00W, 813.18 feet along said South line to the point of beginning. Said portion contains 21.73 acres and is 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 construction 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 COUNTRY AIR and shall consist of a total of three (3) lots.

In testimony whereof, Jo Ann Arment has subscribed her name this 11th day of July, 1994.

Jo Ann Arment

Be it remembered that on this 11th day of July, 1994, before me, a notary public in and for said County and State, personally appeared the above persons, whom 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.

STATE OF MISSOURI)
COUNTY OF Lewis)

My commission expires: 3-10-95

Carol A. Huston
Notary Public

CAROL A. HUSTON
Notary Public-Notary Seal
STATE OF MISSOURI
Lewis County

APPROVALS AND ACCEPTANCES

This plat of COUNTRY AIR, has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby _____ this _____ day of _____, 1994.

Chairman, Planning Commission — Secretary, Planning Commission — County Counselor

Presiding Commissioner — Eastern Commissioner — Western Commissioner

These easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri, this 22 day of Aug, 1994.

County Clerk

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

County Recorder

NOTES

1. Developer: Jo Ann Arment, 919 N 7th St, Canton, MO 63435.
2. Surveyor: Terry M. McCanless, PO Box 83, Richmond, MO 64085.
3. Soil Type: Snead - Lagonda Association.
4. Topography is taken from the Holt, Mo. Quadrangle.
5. Subdivision is in Flood Hazard Zone "C" except as shown.
6. Subdivision is zoned Agriculture.
7. No wells exist within this subdivision.
8. Bars (5/8") set at each lot corner.
9. Bearings assumed from plat of Pleasant Hill Estates.
10. Survey Classification is "C".
11. Recited Reference: Deed Book 2213 at Page 628.

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

SURVEYORS 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: 7-6-94 Signed: Terry M. McCanless

M&M LAND SURVEYING SERVICE, INC.
P.O. Box 83, Richmond, MO 64085
816/776-8343

SURVEY FOR: JO ANN ARMENT
CANTON, MO.

6-13-94		1" = 200'	RE	94-4231