Clay County, Missouri
Land Survey Document

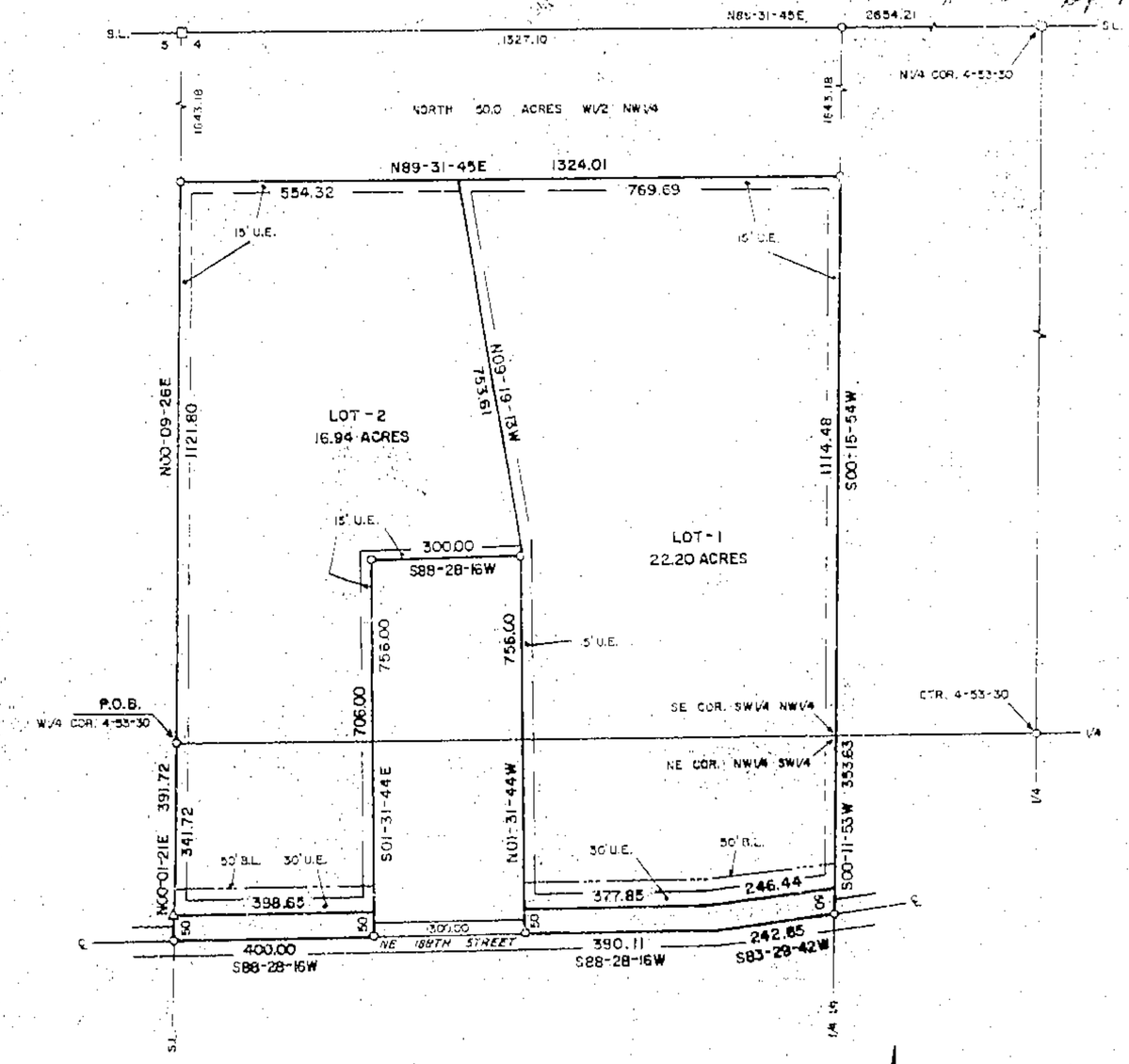
M 29499

AUG 8

CRAIN ACRES

FINAL PLAT

94 AUG -8 AM 10:55
C PAGE 370
MARY L. MOBERLY
RECORDER OF DEEDS
By Mary Moberly Deputy

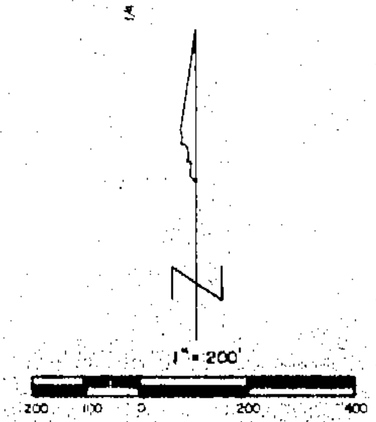


□ - STONE FOUND

O - 1/2" BAR FOUND

○ - 3/8" BAR FOUND

△ - 5/8" BAR SET



DESCRIPTION

That portion of the SW¼ of the NW¼ and the NW¼ of the SW¼ of Section 4, T53N, R30W of the 5th P.M., Clay County, Missouri, described as follows: Beginning at the W¼ corner of said Section 4; thence N00-09-26E, 1121.80 feet along the West line of said SW¼, NW¼; thence N89-31-45E, 1324.01 feet along the South line of the North 50.0 acres of the W½ of the NW¼ of said Section 4 to the East line of said SW¼, NW¼; thence S00-15-54W, 1114.48 feet to the SE corner of said SW¼, NW¼ (also the NE corner of said NW¼, SW¼); thence S00-11-53W, 353.63 feet along the East line of said NW¼, SW¼ to the centerline of NE 188th Street; thence S83-29-42W, 242.65 feet along said centerline; thence S88-28-16W, 380.11 feet along said centerline; thence N01-31-44W, 756.00 feet; thence S88-28-16W, 300.00 feet; thence S01-31-44E, 756.00 feet to said centerline; thence S88-28-16W, 400.00 feet along said centerline to the West line of said NW¼, SW¼; thence N00-01-21E, 391.72 feet along said West line to the point of beginning. Said portion contains 40.315 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, thereupon, 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 the 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 CRAIN ACRES and shall consist of a total of two (2) lots.

In testimony whereof, Jerry W. & Margaret A. Crain, husband & wife, have subscribed their names this 12 day of July, 1994.

Jerry W. Crain — Margaret A. Crain

Be it remembered that on this 12th day of July, 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.

STATE OF MISSOURI)
COUNTY OF CLAY)

My commission expires: 7/31/97

Notary Public

APPROVALS AND ACCEPTANCES

This plat of CRAIN ACRES, 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

The easements and rights-of-way accepted by the County Commission of Clay County, Missouri, this 2nd day of Aug, 1994.

County Clerk

Entered on transfer record this _____ day of _____, 19__

County Recorder

NOTES

1. Developer: Jerry Crain, 24608 NE 192nd St., Kearney, MO 64060.
2. Surveyor: Terry M. McCanless, PO Box 83, Richmond, MO 64085.
3. Soil Type: Armster-Lagonda-Shrewsbury Association.
4. Topography is taken from the Holt, Mo. Quadrangle.
5. Subdivision is in Flood Hazard Zone "C".
6. Subdivision is zoned Agriculture.
7. No wells or structures exist within this subdivision.
8. Bars (¾") set at each lot corner.
9. Bearing System is assumed.
10. Survey Classification is "C".
11. Record Source of Description: Book 1817 at Page 348.
12. When public water becomes available, lot owners will connect within 90 days.

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

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 that this survey was executed 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 30-2.070)

Date: 7-7-94 Signed: Terry M. McCanless

M & M LAND SURVEYING SERVICE, INC.
P.O. BOX 83, RICHMOND, MO 64085
816/776-6663

DEVELOPER: JERRY CRAIN
KEARNEY, MO.

6-7-94	94-141	1" = 200'	R.E.	94-4210

BK. BOOK 2014 PAGE 001

8/2/94 9:21
Cat C

M 29501

VACATION OF ARLEY ACRES & PUBLIC DEDICATION

94 AUG -9 AM 11:00
C PAGE 370
MARY L. MOBERLY
RECORDER OF DEEDS
By Mary Moberly Deputy

DESCRIPTION

All of Lot 19 of the SW¼ of the NW¼ of Section 31, T53N, R31W of the 5th P.M., Clay County, Missouri, containing 20.49 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, thereupon, over, under and along the strips of land designated utility easement (U.E.) and 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