Clay County, Missouri
Land Survey Document

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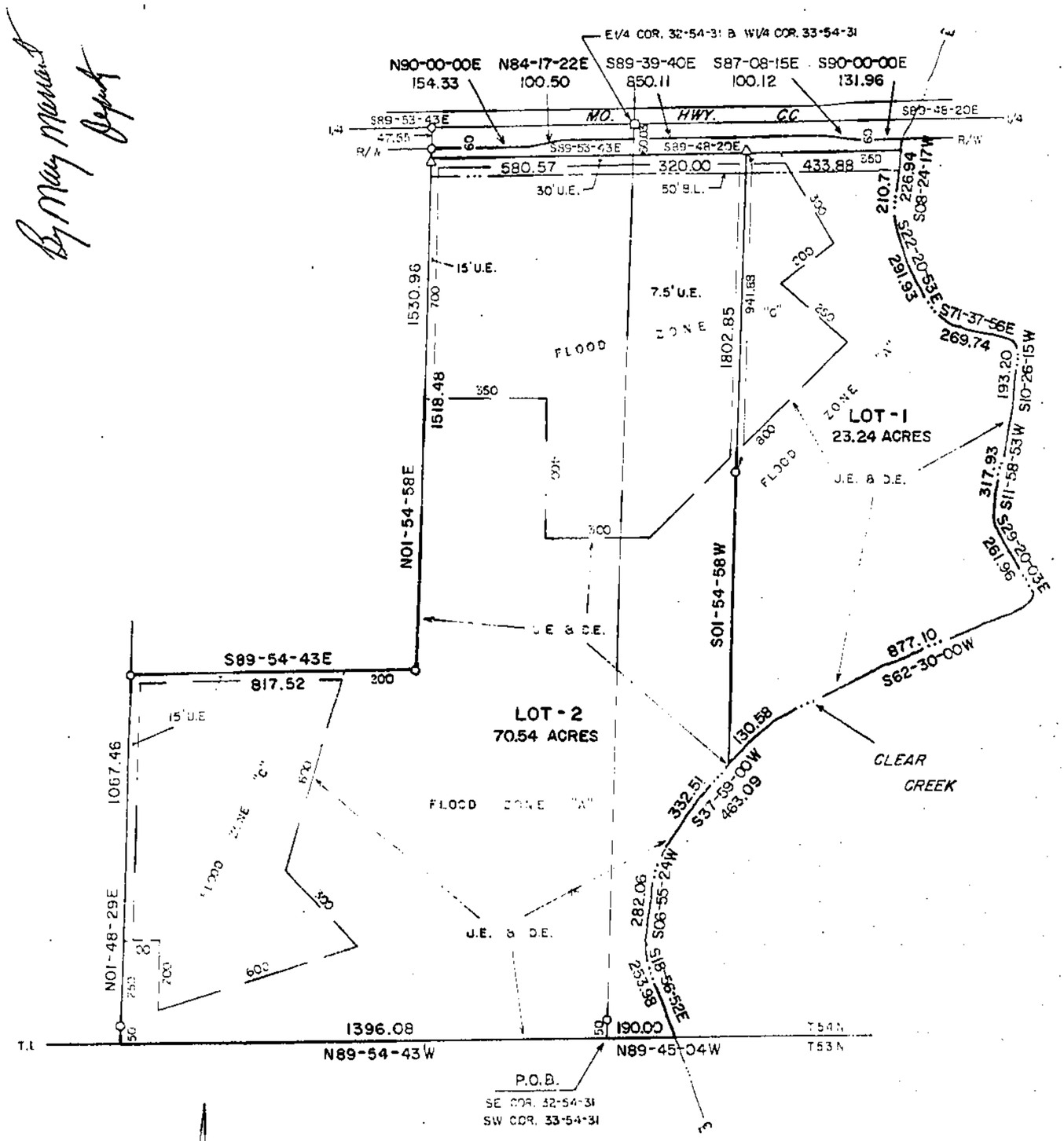
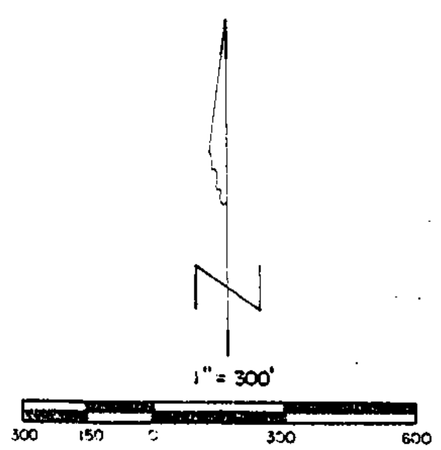
M 31803

AUG 2 5 1994

CABIN CREEK FARMS

FINAL PLAT





O = 1/2" BAR FOUND

C = 3/8" BAR FOUND

Δ = 5/8" BAR SET

SEE BOOK 2355 2358 PAGE 268 270

DESCRIPTION

Those portions of the SE¼ of Section 32 and the SW¼ of Section 33, all in T54N, R31W of the 5th P.M., Clay County, Missouri, described as follows: Beginning at the SE corner of said Section 32 (also the SW corner of said Section 33); thence N89-54-43W, 1396.08 feet along the South line of said SE¼; thence N01-48-29E, 1067.46 feet; thence S89-54-43E, 817.52 feet; thence N01-54-58E, 1530.96 feet to the Southerly right of way line of Missouri Highway CC; thence Easterly along said r.o.w. line the following course, N90-00-00E, 154.33 feet; thence N84-17-22E, 100.50 feet; thence S89-39-40E, 850.11 feet; thence S87-08-15E, 100.12 feet; thence S90-00-00E, 131.96 feet to the centerline of Clear Creek; thence Southerly along said centerline the following course, S08-24-17W, 226.94 feet; thence S22-20-53E, 291.93 feet; thence S71-37-56E, 269.74 feet; thence S10-26-15W, 193.20 feet; thence S11-58-53W, 317.93 feet; thence S29-20-03E, 261.96 feet; thence S62-30-00W, 877.10 feet; thence S37-59-00W, 463.09 feet; thence S06-55-24W, 282.06 feet; thence S18-56-52E, 253.98 feet to the South line of said SW¼; thence N89-45-04W, 190.00 feet along said South line to the point of beginning. Said portion contains 94.37 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 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 CABIN CREEK FARMS and shall consist of a total of two (2) lots.

In testimony whereof, A. Doyle & Cynthia R. Gaddis, husband & wife, Debbie S. Freeman and Tracy C. Francis, have subscribed their names this 5th day of August, 1994.

A. Doyle Gaddis — Cynthia R. Gaddis — Debbie S. Freeman — Tracy C. Francis

Be it remembered that on this 5th day of August, 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 CLAY)

My commission expires: 5-23-96

Notary Public

APPROVALS AND ACCEPTANCES

This plat of CABIN CREEK FARMS, has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 3rd day of August, 1994.

Chairman, Planning Commission — Director, 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 22nd day of August, 1994.

County Clerk

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

County Recorder

NOTES

1. Developer: Doyle Gaddis, 14605 CC Hwy, Holt, MO 64048.
2. Surveyor: Terry N. McCanless, PO Box 83, Richmond, MO 64085.
3. Soil Type: Armster-Lagonda-Sharpsburg Association.
4. Topography is taken from the Arley, 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. Bearing System is assumed.
9. Survey Classification is "C".
10. Record Reference: Book 2358 at Page 477.

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 executed in accordance with the requirements of the standards for property boundary surveys adopted by the Division of Design for Architects, Professional Engineers and Land Surveyors 4 CSR 30-4.020.

Date 8-3-94 Signature Terry N. McCanless

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

9/2/94 9AM Cat C

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

Owner's Name: DOYLE GADDIS
HOLT, MO.

7-12-94	88-78	1" = 300'	RE	94-4256