Clay County, Missouri
Land Survey Document

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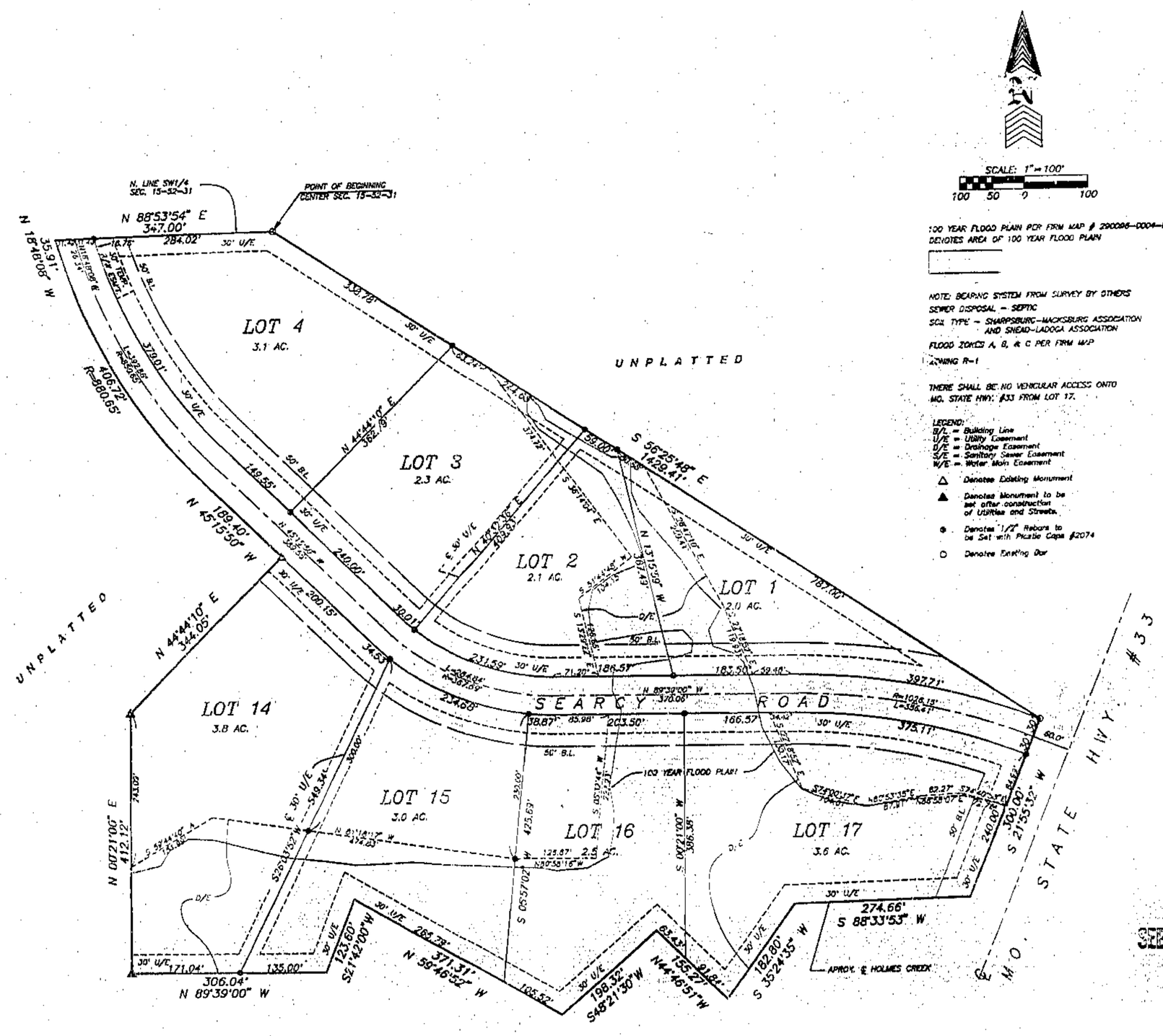
N 31040 AUG 2 3 1994

Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732

HOLMES CREEK HILLS

FINAL PLAT
Clay County, Missouri

CLAY COUNTY
IDENTIFY WITH REC'D
94 AU 23 AM 8:19
Book 1 PAGE 57
RECORDER OF DEEDS
By Mary Marcant Deputy



SCALE: 1" = 100'
100 50 0 100

100 YEAR FLOOD PLAIN PER FIRM MAP # 290086-0004-B
DENOTES AREA OF 100 YEAR FLOOD PLAIN

NOTE: BEARING SYSTEM FROM SURVEY BY OTHERS
SEWER DISPOSAL – SEPTIC
SOIL TYPE – SHARPSBURG-MACKSBURG ASSOCIATION AND SHEAD-LADOGA ASSOCIATION
FLOOD ZONES A, B, & C PER FIRM MAP
ZONING R-1

THERE SHALL BE NO VEHICULAR ACCESS ONTO MO. STATE HWY. #33 FROM LOT 17.

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement
△ Denotes Existing Monument
▲ Denotes Monument to be set after construction of Utilities and Streets.
● Denotes 1/2" Rebars to be Set with Plastic Caps #2074
○ Denotes Existing Bar

DESCRIPTION: All that part of the South one half of Section 15, Township 52, Range 31, Clay County, Missouri, described as follows: Beginning at the center of said Section 15; thence South 88 degrees 25 minutes 40 seconds East, a distance of 1428.41 feet to the Northwesterly right of way of Missouri State Highway # 33; thence South 21 degrees 55 minutes 32 seconds West along said right of way, a distance of 300.00 feet; thence South 68 degrees 33 minutes 33 seconds West, a distance of 274.66 feet; thence South 35 degrees 24 minutes 35 seconds West, a distance of 182.80 feet; thence North 44 degrees 46 minutes 51 seconds West, a distance of 155.27 feet; thence South 48 degrees 21 minutes 30 seconds West, a distance of 198.32 feet; thence North 68 degrees 46 minutes 32 seconds West, a distance of 371.31 feet; thence South 31 degrees 42 minutes 00 seconds West, a distance of 123.80 feet; thence North 89 degrees 39 minutes 00 seconds West, a distance of 306.04 feet; thence North 0 degrees 21 minutes 00 seconds East, a distance of 412.12 feet; thence North 44 degrees 44 minutes 10 seconds East, a distance of 344.05 feet; thence North 45 degrees 15 minutes 50 seconds West, a distance of 189.40 feet; thence Northwesterly along a curve to the right, being tangent to the last described course and having a radius of 800.65 feet, an arc distance of 406.72 feet; thence North 18 degrees 18 minutes 08 seconds West, a distance of 35.91 feet to the North line of the Southwest Quarter of said Section 15; thence North 88 degrees 53 minutes 54 seconds East along said line, a distance of 347.00 feet to the point of beginning. The above described tract of land contains 24.24 acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "HOLMES CREEK HILLS".

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, walks 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 reasonable necessary in exercising the rights granted by the easement.

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

IN TESTIMONY WHEREOF: John A. Boyd and Elizabeth J. Boyd, husband and wife have subscribed their names this 2nd day of August, 1994.

John A. Boyd
John A. Boyd

Elizabeth J. Boyd
Elizabeth J. Boyd

STATE OF MISSOURI }ss.
COUNTY OF CLAY }

On this 2nd day of August in the year 1994, before me a Notary Public in and for said State, Personally appeared John A. Boyd and Elizabeth J. Boyd, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires: 11-1-97

DEBRA R. WEZA
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires Nov. 1, 1997

Debra R. Weza
NOTARY PUBLIC

This plat of HOLMES CREEK HILLS has been submitted to and approved by the Clay County Planning Commission this 2nd day of Aug 1994.

COUNSELOR

CHAIRMAN

DIRECTOR

These easements and rights of way accepted by the County Governing Body of Clay County, Missouri, this 2nd day of Aug 1994.

ATTEST:

County Clerk

Presiding Commissioner

Western District Commissioner

Eastern District Commissioner

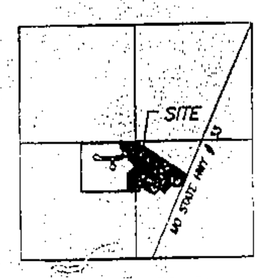
Entered on transfer record this _____ day of _____ 1994.

County Recorder

I hereby certify that the plat of HOLMES CREEK HILLS subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri and Missouri Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Land Surveyors and Landscape Architects. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying in effect on the date hereof, to the best of my professional knowledge, information and belief.

DATE: 7-18-94

SEE BOOK 2312 PAGE 345
2313 2314



SEC. 15-52-31
Location Map

JOB NUMBER
27551
27551FPA.DWG

Prepared For:
JOHN BOYD
1607 PARK LANE
KEARNEY, MISSOURI 64060