Clay County, Missouri
Land Survey Document

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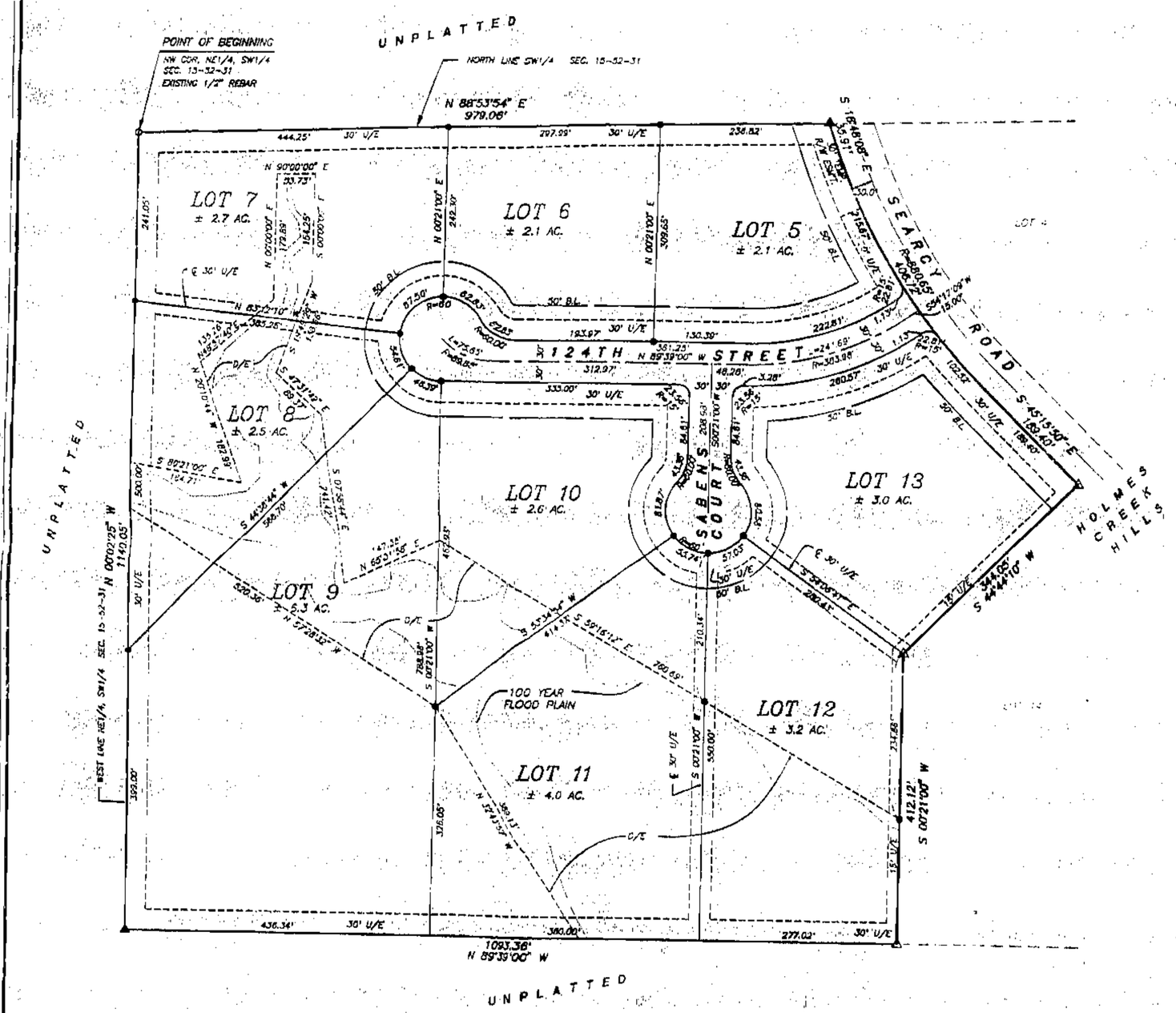
M 35609 OCT 7 - 1994

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

94 OCT -7 PM 2:52

HOLMES CREEK HILLS 2ND PLAT

FINAL PLAT
Clay County, Missouri



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 SNEAD-LADOGA ASSOCIATION
FLOOD ZONES A, B, & C PER FIRM MAP
ZONING R-1

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
O Denotes Existing Iron

LEGAL DESCRIPTION:
All that part of the Southeast Quarter of Section 15 Township 52 Range 31, in Clay County, Missouri, described as follows: Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 15; thence North 88 degrees 53 minutes 54 seconds East, along the North line of the Southeast Quarter of said Section 15, a distance of 979.06 feet; thence South 18 degrees 48 minutes 06 seconds East, along the Westerly line of Searcy Road, a distance of 33.91 feet; thence Southeasterly along a curve to the left, and along the Southwesterly line of Searcy Road, tangent to the last described course, having a radius of 280.63 feet, an arc distance of 408.72 feet; thence South 48 degrees 15 minutes 50 seconds East, along the Southwesterly line of Searcy Road, a distance of 188.40 feet to the Northerly most corner of Lot 14, HOLMES CREEK HILLS, a subdivision of land in Clay County, Missouri; thence South 44 degrees 44 minutes 10 seconds West along the Northwesterly line of said Lot 14, a distance of 344.03 feet; to an angle point on the West line of said Lot 14; thence South 0 degrees 21 minutes 00 seconds West, along the West line of said Lot 14, a distance of 412.12 feet to the Southwest corner of said Lot 14; thence North 89 degrees 39 minutes 00 seconds West, a distance of 1093.36 feet to a point on the West line of the Northeast Quarter of the Southeast Quarter of said Section 15; thence North 0 degrees 02 minutes 25 seconds West, along the West line of the Northeast Quarter of the Southeast Quarter of said Section 1140.05 feet, to the point of beginning. The above described tract of land contains 30.01 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 2ND PLAT".

EASEMENTS: An easement or licenses 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 structures (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the operation 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 9th day of Sept, 1994.

John A. Boyd
John A. Boyd

Elizabeth J. Boyd
Elizabeth J. Boyd

STATE OF MISSOURI }
COUNTY OF CLAY } ss.

On this 9th day of Sept, 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.

DEBRA R. RINA
Notary Public - State of Missouri
My Commission Expires: Clay County
My Commission Expires Nov. 1, 1997

Debra R. Rina
NOTARY PUBLIC

This plat of HOLMES CREEK HILLS 2ND PLAT has been approved by the Clay County Planning Commission this 7th day of September 1994.

COUNSELLOR
CHAIRMAN
Stuart N. Barker
DIRECTOR

These easements and rights of way accepted by the County Commission of Clay County, Missouri, this 7th day of September 1994.

ATTEST:
County Clerk

Presiding Commissioner
Western District Commissioner
Eastern District Commissioner

Entered on transfer record this _____ day of _____ 1994.

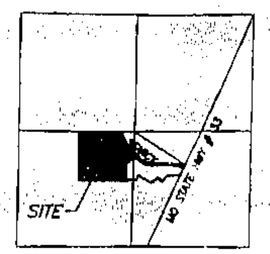
County Recorder

SEE BOOK 2015 PAGE 2012

I hereby certify that the plat of HOLMES CREEK HILLS 2ND PLAT 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, established by the Missouri Board for Architects, Professional Engineers, Land Surveyors; I further certify that I have complied with the statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge.

DATE: 9-8-94

ATLEE W. AYLETT, LS-2074



SEC. 15-52-31
Location Map

JOB NUMBER
28569

28569PA.DWG

11/3/94 SM
Site = Col
D

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