Clay County, Missouri
Land Survey Document

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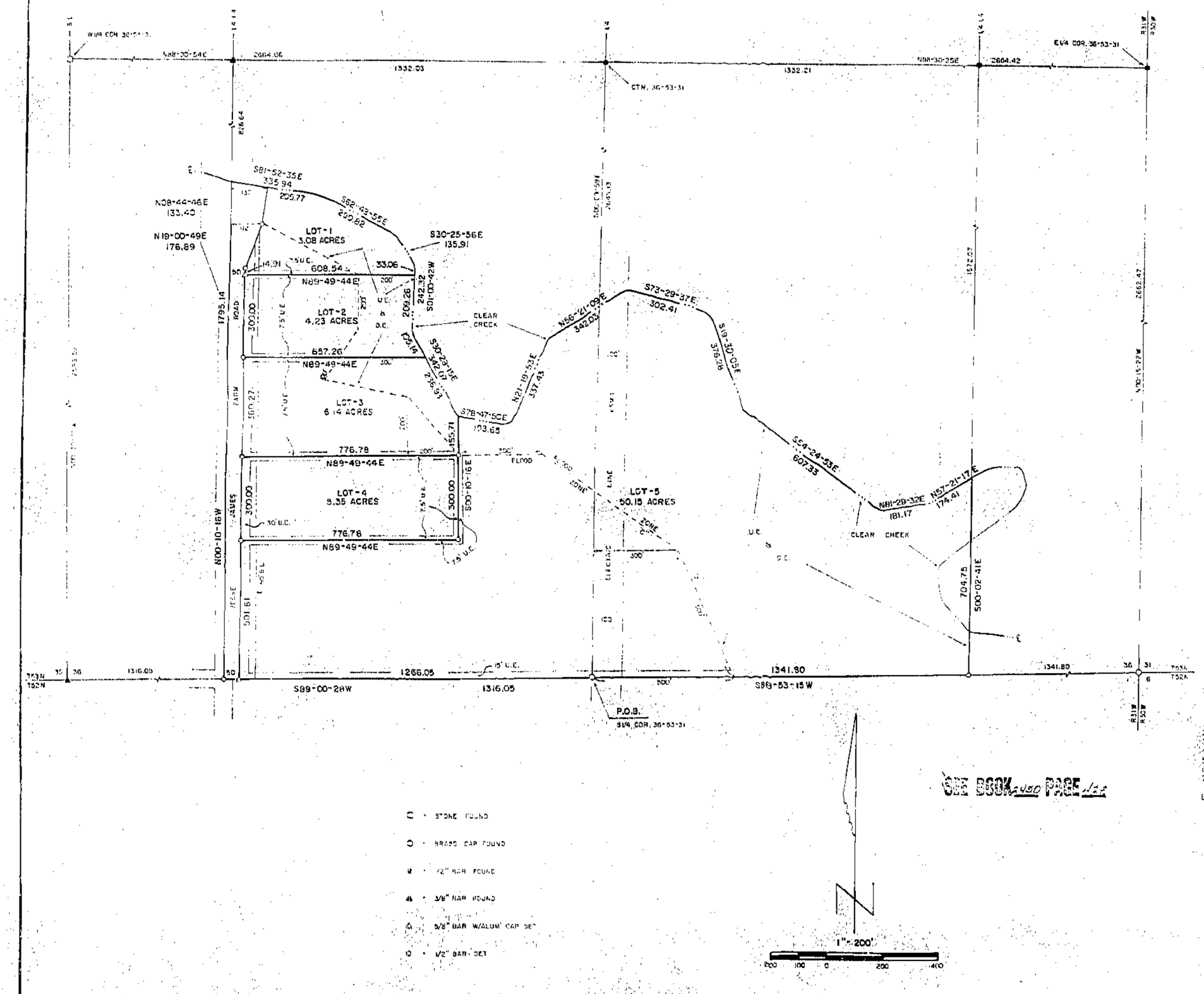
H 57352 MAY 26 1995

95 MY 26 11 8 23 8
Book 8 Page 90
MARY ANN MARCANT
RECORDER OF DEEDS
By Mary Marcant Deputy

RED ROCK ESTATES

FINAL PLAT



SEE BOOK 4 AND PAGE 144

○ = STONE FOUND
○ = BRASS CAP FOUND
● = 1/2" BAR FOUND
▲ = 3/8" BAR FOUND
△ = 3/8" BAR W/ALUM CAP SET
○ = 1/2" BAR SET

DESCRIPTION

Those portions of the W½ of the SE¼ lying South of Clear Creek and the E½ of the SW¼ lying South of Clear Creek, all in Section 36, T53N, R31W of the 5th P.M., Clay County, Missouri, described as a whole as follows: Beginning at the E¼ corner of said Section 36; thence S89-00-28W, 1316.05 feet to the SW corner of said E½, SW¼; thence N00-10-16W, 1795.14 feet along the West line of said E½, SW¼ to the centerline of Clear Creek; thence Southeasterly along said centerline the following course: S81-52-35E, 335.94 feet; thence S62-48-55E, 290.82 feet; thence S30-25-56E, 135.91 feet; thence S01-00-42W, 242.32 feet; thence S30-28-15E, 342.07 feet; thence S78-47-50E, 193.65 feet; thence N21-19-53E, 337.43 feet; thence S56-21-09E, 342.03 feet; thence S73-29-37E, 302.41 feet; thence S19-30-05E, 376.28 feet; thence S54-24-53E, 607.33 feet; thence N81-29-32E, 181.17 feet; thence N57-21-17E, 174.41 feet to the East line of said W½, SE¼; thence S00-02-41E, 704.75 feet to the SE corner of said W½, SE¼; thence S89-53-15W, 1341.80 feet to the point of beginning. Said portions contain 71.32 acres and are 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), gases, 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 RED ROCK ESTATES and shall consist of a total of five (5) lots.

In testimony whereof, [redacted] Francis E. Thompson, [redacted], have subscribed their names this 9th day of May, 1995.

[redacted]

[redacted] Francis E. Thompson
Francis E. Thompson

Be it remembered that on this 9th day of May, 1995, 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 :
KAREN L. BELSAPPE
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. JUNE 17, 1998

Karen L. Belsappe
Notary Public

My commission expires

APPROVALS AND ACCEPTANCES

This plat of RED ROCK ESTATES, has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 3rd day of May, 1995.

Chairman, Planning Commission

Stuart N. Border
Director, Planning Commission

Presiding Commissioner

Eastern Commissioner

Western Commissioner

County Recorder

These easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri, this 8th day of May, 1995.

Pamela S. Mason
County Clerk

Entered on transfer record this _____ day of _____, 1995.

County Recorder

NOTES

1. Developer: [redacted] Thompson, 13701 Scott Ave., Kearney, MO 64060.
2. Surveyor: Terry N. McCanless, PO Box 83, Richmond, MO 64085.
3. Bearing System is assumed.
4. Survey Classification is "C".
5. Record Reference: Book 2192 at Page 352.
6. Reference: R/W Plat for bridge, Federal Project BRO-024(16).
7. Maximum height for all structures in this subdivision shall be in accordance with County regulations regarding zoning & airport land use.
8. After completion of the new bridge, the old road right of way lying west of Lot 1 may be vacated with the typical 50 foot remaining from the ½ line as existing right of way. If vacated, the 30 foot utility easement and the 50 foot building line will continue Northerly to Clear Creek.

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

SURVEYOR CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct personal supervision and that it is an L.S. Minimum Land Survey under the laws of the State of Missouri and 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 30-2.060).

Date: 5-8-95 Signed: Terry N. McCanless

MCM LAND SURVEYING SERVICE, INC.
P.O. Box 83, Richmond, MO 64085
816/776-5343

Owner for: FRANCIS E. THOMPSON
KEARNEY, MO.

3-10-95	95-154	1" = 200'	RE	95-4424

6/7/95 gm
Slide Cab D