Clay County, Missouri
Land Survey Document

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M 66382

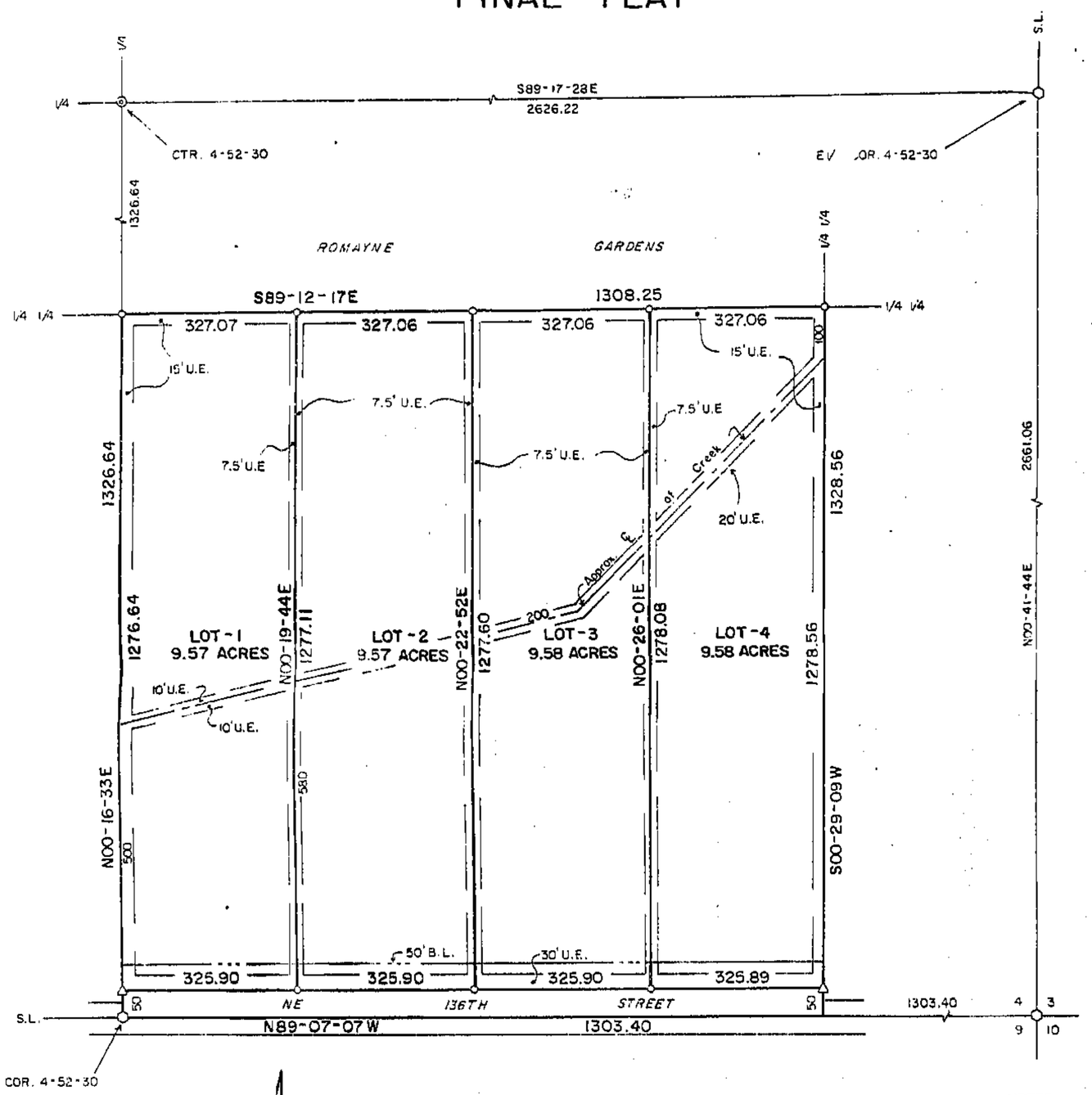
AUG 1 4 1995

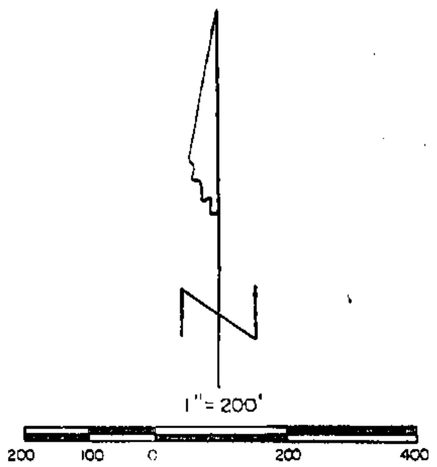
Cabinet C Slide 381

Bigby Merrick Deputy

BEAR OAK HILLS

FINAL PLAT





○ - BRASS CAP FOUND

⊙ - 2" PIPE FOUND

△ - 5/8" BAR W/ALUM. CAP SET

o - 1/2" BAR SET

NOTES

1. Developer: Leroy & Mary Davidson, 25608 NE 136th St, Excelsior Springs, MO 64024.
2. Surveyor: Terry M. McCanless, PO Box 83, Richmond, MO 64085.
3. Subdivision is in Flood Hazard Zone "C".
4. Bearing System is assumed.
5. Survey Classification is "C".
6. Record Reference: Book 2362 at Page 997.
7. Please be advised that an agreement has been recorded with this plat regarding the developer's responsibility to financial assist with improvements to existing County roadways. Interested parties are advised to contact the developer or the Clay County Planning and Zoning Department for further information.

SEE BOOK 2475 2475 PAGE 356 355

DESCRIPTION

All of the SW¼ of the SE¼ of Section 4, T52N, R30W of the 5th P.M., Clay County, Missouri. Containing 39.80 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 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 BEAR OAK HILLS and shall consist of a total of four (4) lots.

In testimony whereof, Leroy D. & Mary R. Davidson, husband & wife, have subscribed their names this 3 day of AUGUST, 1995.

Leroy D. Davidson — Mary R. Davidson

Be it remembered that on this 03 day of AUGUST, 1995, 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: 6/25/98

Shirley A Shelton
Notary Public

NOTARY PUBLIC NOTARY SEAL SHIRLEY A. SHELTON STATE OF MISSOURI

SHIRLEY A SHELTON
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. JUNE 25, 1998

APPROVALS AND ACCEPTANCES

This plat of BEAR OAK HILLS has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 19th day of July, 1995.

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 14 day of August, 1995.

County Clerk

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

County Recorder

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

SURVEYORS 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 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, 10CSR 30-8.020

Date 7-31-95 Signed Terry M. McCanless
Terry M. McCanless

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

SURVEY FOR: LEROY & MARY DAVIDSON
EXCELSIOR SPRINGS, MO.

6-19-95	94-155	1" = 200'	RE	95-4572

9/6/95 JMM
Cab C (Slide)