Clay County, Missouri
Land Survey Document

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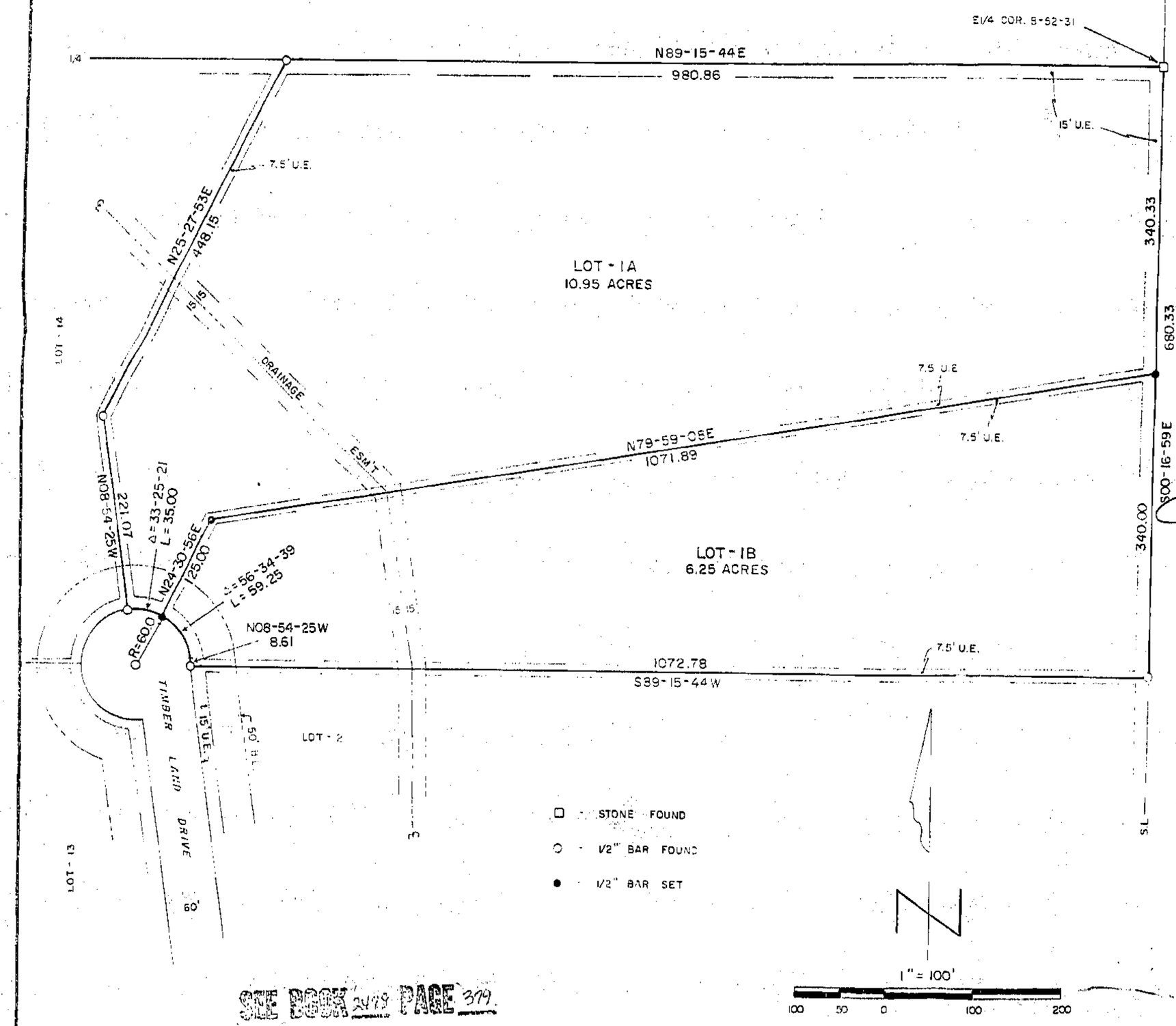
M 67963

STATE OF MO.
CLAY COUNTY
CLAY COUNTY RECORDER
LARRY E. MOBERLY
RECORDER OF DEED
By May Manant
Deputy

REPLAT OF LOT I OF TIMBER LAND ESTATES

FINAL PLAT



SEE BOOK 2479 PAGE 379

DESCRIPTION

All of Lot 1 in Timber Land Estates, a subdivision in Sections 8 and 17, T52N, R31W of the 5th P.M., Clay County, Missouri. Containing 17.20 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 the REPLAT OF LOT 1 IN TIMBER LAND ESTATES and shall consist of a total of two (2) lots.

In testimony whereof, Kurt F. & Yolanda E. Payton, husband & wife, have subscribed their names this 4th day of August, 1995.

Kurt Payton — Kurt F. Payton
Yolanda E. Payton — Yolanda E. Payton

Be it remembered that on this 4th 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: June 22, 1999

Patti R. Thomas — Notary Public
STATE OF MISSOURI
Clay County
My Commission Expires June 22, 1999

APPROVALS AND ACCEPTANCES

This REPLAT OF LOT 1 OF TIMBER LAND ESTATES has been submitted to and considered by the Clay County Planning & Zoning Commission, and is hereby approved this 2nd day of August, 1995.

Leo E. Holder — Chairman, Planning Commission
Stuart N. Bader — Director, Planning Commission
T. B. K. — County Counselor
Pat Brandon — Presiding Commissioner
Jay Lawson — Eastern Commissioner
Freddie McNichols — Western Commissioner

These easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri, this 28th day of August, 1995.

Pamela S. Mason — County Clerk

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

_____ County Recorder

NOTES

1. Developer: Kurt Payton, 3600 N Chelsea, Kansas City, MO 64117.
2. Surveyor: Terry McCanless, PO Box 83, Richmond, MO 64085.
3. Bearings assumed from plat of Timber Land Estates.
4. Survey Classification is "C".
5. Record Reference is Book 2234 Page 663.
6. Subdivision is in Flood Hazard Zone "C".

9/6/95 JM
Cab C (slide)

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

Date 8-2-95

Terry M. McCanless
Registered Land Surveyor

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

KURT PAYTON
KANSAS CITY, MO.

6-30-95	93-134	1" = 100'	RE	95-4590