Clay County, Missouri
Land Survey Document

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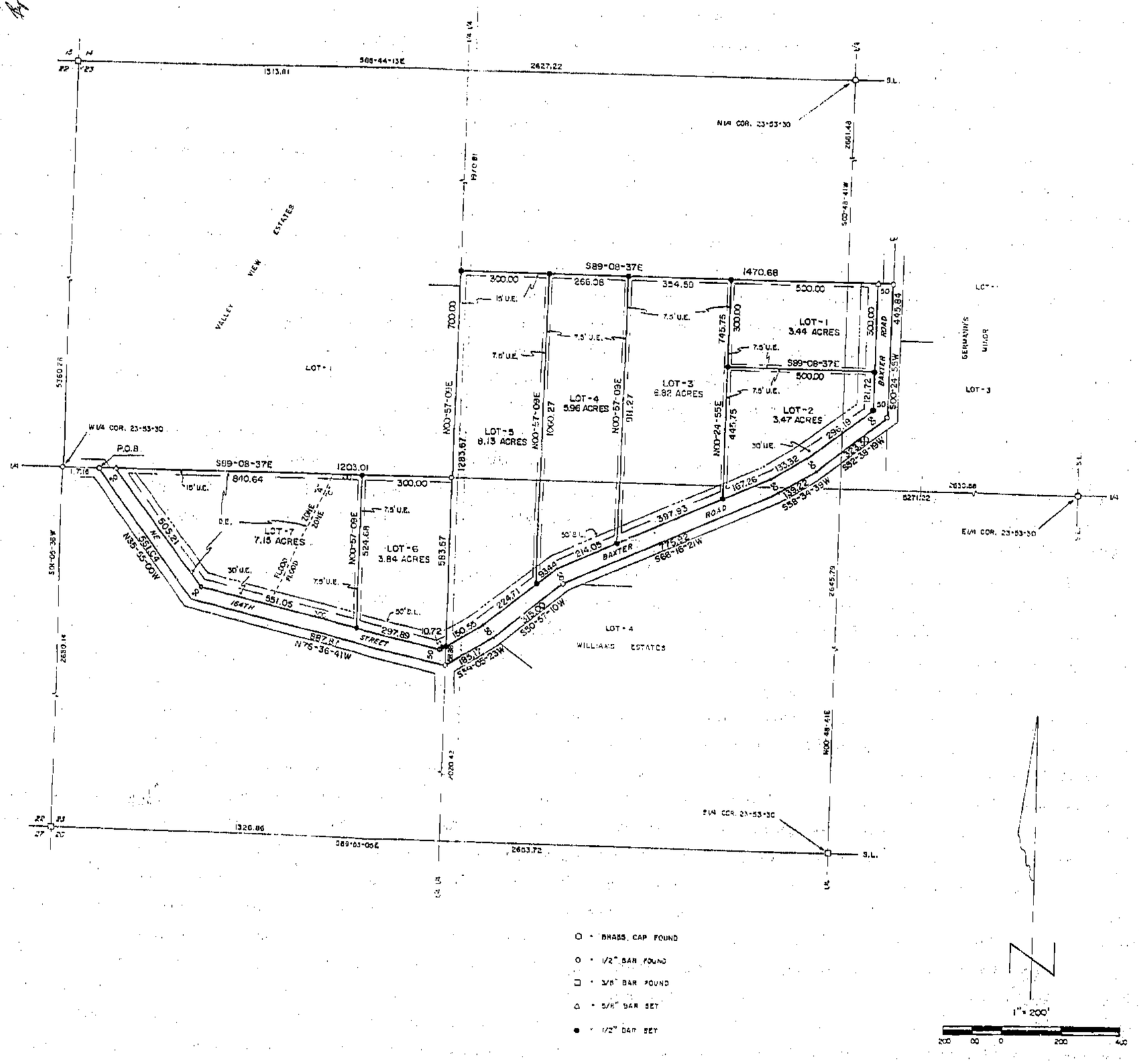
N 68856 AUG 18 1995
M 66896

Cabt. B 285
By Mary Morrison
Deputy

ROGERS RIDGE

FINAL PLAT



○ = BRASS CAP FOUND
⊙ = 1/2" BAR FOUND
□ = 3/8" BAR FOUND
△ = 5/8" BAR SET
● = 1/2" BAR SET

DESCRIPTION

That portion of Section 23, T53N, R30W of the 5th P.M., Clay County, Missouri; described as follows: Beginning at a point on the North line of the W½ of the SW¼ of said Section 23 that is S89-08-37E, 117.16 feet from the W¼ corner of said Section 23; thence S89-08-37E, 1203.01 feet along said North line to the NE corner of said W½, SW¼ (also the SW corner of the SE¼ of the NW¼ of said Section 23); thence N00-57-03E, 700.00 feet along the West line of said SE¼, NW¼; thence S89-08-37E, 1470.68 feet parallel with the South line of said SE¼, NW¼ to the centerline of Baxter Road; thence along said centerline the following course: S00-24-55W, 445.84 feet; thence S52-38-19W, 323.30 feet; thence S58-34-39W, 139.22 feet; thence S66-16-21W, 775.92 feet; thence S50-57-10W, 215.00 feet; thence S39-25-23W, 185.17 feet to the East line of said W½, SW¼ and the centerline of Endsley Road; thence N76-36-41W, 887.87 feet along said centerline; thence N35-50-00W, 561.04 feet along said centerline to the point of beginning. Said portion contains 42.89 acres and is 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 trees) 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 ROGERS RIDGE and shall consist of a total of seven (7) lots.

In testimony whereof, John Rogers and Carolyn Ann Rogers, as joint tenants and not otherwise, have subscribed their names this 3rd day of August, 1995.

John Rogers — Carolyn Ann Rogers

Be it remembered that on this 3rd day of August, 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)

My commission expires: June 22, 1999

Patti R. Thomas
Notary Public

PATTI R. THOMAS
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires June 22, 1999

APPROVALS AND ACCEPTANCES

This plat of ROGERS RIDGE 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.

Clerk

County Clerk

Entered on transfer record this _____ day of _____, 19__

County Recorder

NOTES

1. Developer: John Rogers, 16518 Baxter Road, Excelsior Springs, MO 64024.
2. Surveyor: Terry M. McCanless, PO Box 83, Richmond, MO 64085.
3. Subdivision is in Flood Hazard Zone "C" except as shown.
4. Bearing System is assumed.
5. Survey Classification is "C".
6. Record Reference: Book 2425 at Page 635.
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 PAGE 73

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

SURVEYOR'S CERTIFICATE

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Missouri, and that 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.

Date: 7-31-95 Signature: Terry M. McCanless

MCM LAND SURVEYING SERVICE, INC.
P.O. BOX 83, RICHMOND, MO 64085
(816) 776-6343

SURVEY FOR: JOHN ROGERS
EXCELSIOR SPRINGS, MO.

6-20-95	95-157	1" = 200'	RE	90-4576

7/6/95 JM
Cab D