Clay County, Missouri
Land Survey Document

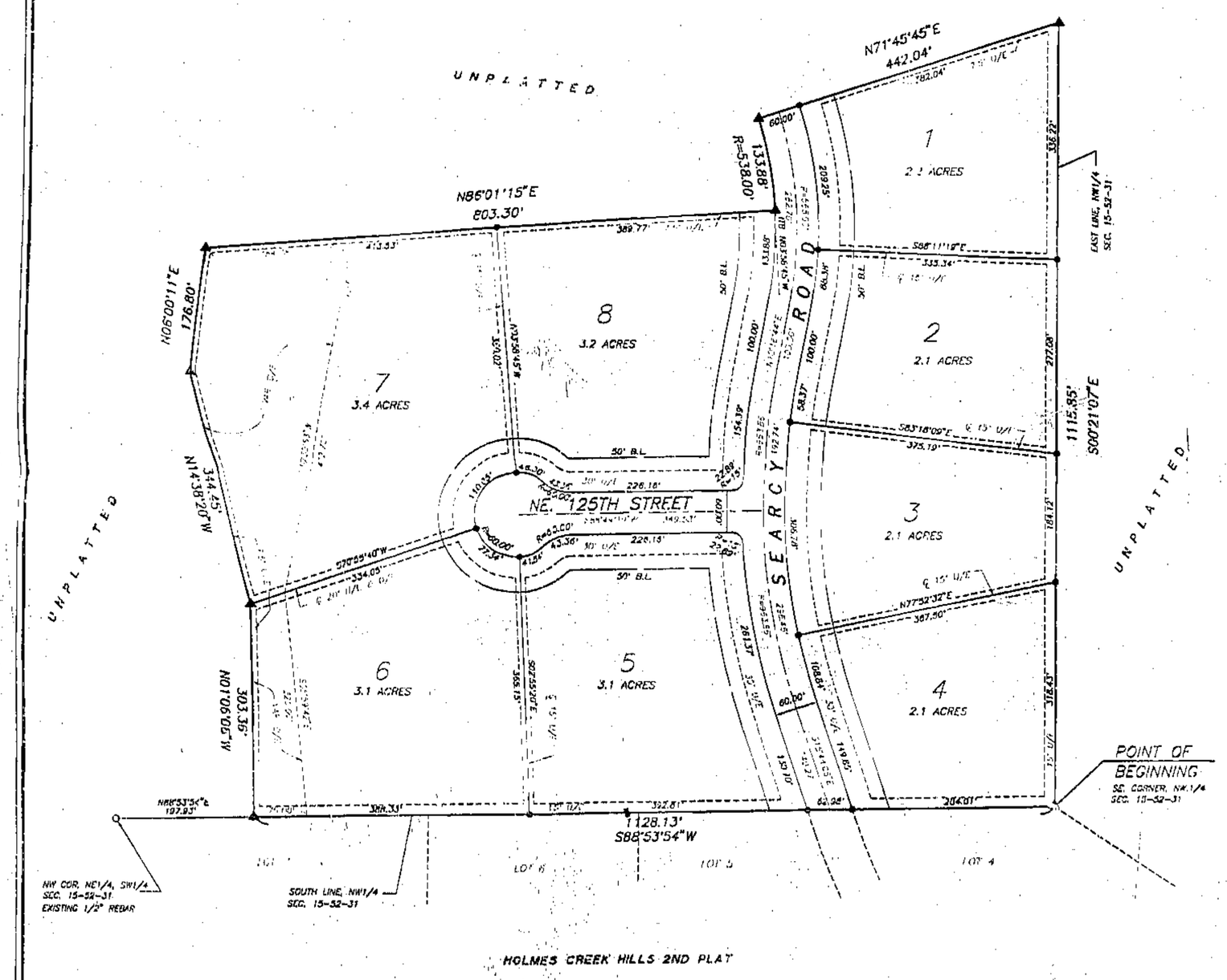
H 67774 AUG 2 8 1995

Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 N. 2ND STREET
CLAY CITY, MISSOURI 64118
(816) 436-0732

HOLMES CREEK HILLS NORTH

FINAL PLAT
Clay County, Missouri

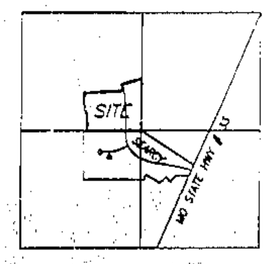
STATE OF MO.
CLAY COUNTY
RECORDER'S INSTR. NO.
95 AUG 28 A 10 01 2
Book 99
MARY E. MOSERLY
RECORDER OF DEEDS
By Mary Moserly Deputy



SCALE: 1"=100'
100 50 0 100

NOTE: BEARING SYSTEM FROM SURVEY BY OTHERS
SEWER DISPOSAL - SEPTIC
SOIL TYPE - SHARPSBURG-MARGSBURG ASSOCIATION AND SNEAD-LADOGA ASSOCIATION
FLOOD ZONES A, B, & C PER FIRM MAP
ZONING R-1a
A SITE PLAN MUST BE APPROVED BY THE CLAY COUNTY MISSOURI PLANNING DEPARTMENT PRIOR TO DISTURBANCE OF ANY EXISTING NATURAL DRAINAGE DITCH.

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
○ Denotes Existing Bar



SEC. 15-52-31
Location Map

LEGAL DESCRIPTION:
All that part of the Southeast Quarter of the Northwest Quarter of Section 15, Township 52, Range 31, Clay County, Missouri, described as follows: Beginning at the Southeast corner of the Northwest Quarter of said Section 15; thence South 88 degrees 53 minutes 54 seconds West along the South line of the Northwest Quarter of said Section 15, a distance of 1128.13 feet; thence North 01 degree 06 minutes 06 seconds West, a distance of 303.35 feet; thence North 14 degrees 20 minutes 20 seconds West, a distance of 344.45 feet; thence North 05 degrees 00 minutes 11 seconds East, a distance of 176.80 feet; thence North 85 degrees 01 minutes 15 seconds East, a distance of 803.30 feet; thence Northerly along a curve to the left having an initial tangent bearing of North 03 degrees 38 minutes 45 seconds West and a radius of 538.00 feet, an arc distance of 133.88 feet; thence North 71 degrees 45 minutes 45 seconds East, a distance of 442.04 feet to the East line of the Northwest Quarter of said Section 15; thence South 0 degrees 21 minutes 07 seconds East along the East line of the Northwest Quarter of said Section 15, a distance of 1115.85 feet to the Point of Beginning. Said tract of land contains 24.35 acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have 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 NORTH".

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 structures (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 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 7th day of June, 1995.

John A. Boyd — John A. Boyd
Elizabeth J. Boyd — Elizabeth J. Boyd

STATE OF MISSOURI }s.s.
COUNTY OF CLAY }

On this 7th day of June, in the year 1995, 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.

My Commission Expires 11-1-1997

DEBRA R. RHEA
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires Feb. 1, 1997

Debra R. Rhea
NOTARY PUBLIC

This plat of HOLMES CREEK HILLS NORTH has been submitted to and approved by the Clay County Planning Commission this 7th day of May, 1995.

COUNSELOR — CHAIRMAN — Stuart N. Barden, DIRECTOR

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

ATTEST:
Pamela S. Mason
County Clerk

Presiding Commissioner
Western District Commissioner
Eastern District Commissioner

STATE OF MISSOURI }s.s.
COUNTY OF CLAY }

This is to certify that this instrument was filed for record in the Recorder Of Deeds Office on the 2 day of _____, 1995. In Cabinet _____ Sleeve _____ at _____ PM/AM O'Clock.

DEPUTY — RECORDER OF DEEDS

SEE BOOK 2997 PAGE 920

SEE BOOK 2997 PAGE 59

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

DATE: _____ Aylett
AYLETT, LS-2074

JOB NUMBER
29802

29802FPA.DWG

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

9/6/95 JMM
Cab-D

http://www.ClayCoGov.com