Clay County, Missouri
Land Survey Document

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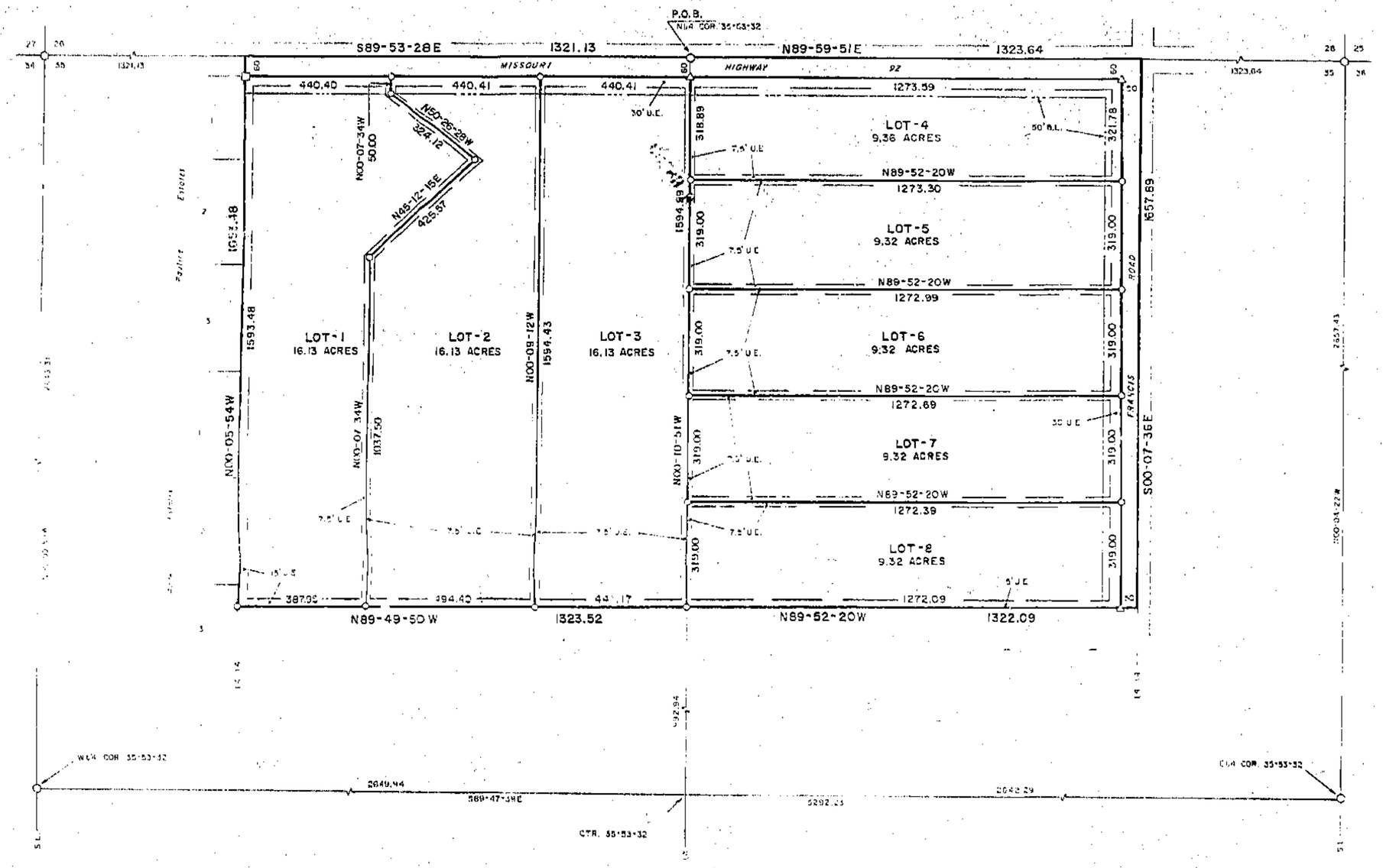
M 58159

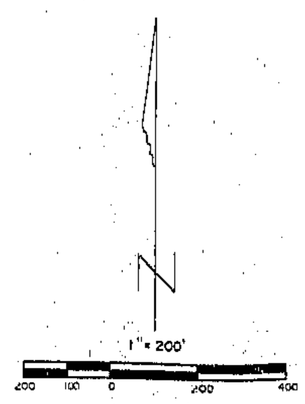
AUG 2 9 1995

STATE OF MISSOURI
I CERTIFY THIS INSTRUMENT
95 08 30 AM 8 16 3
MARY E. HUBERTY
RECORDER OF DEEDS
By Mary Maurer Deputy

WADE ESTATES 2ND PLAT

FINAL PLAT





- ○ = BRASS CAP FOUND
- □ = 5/8" BAR FOUND
- △ = 5/8" BAR SET
- ○ = 1/2" BAR SET

SEE BOOK 2475 PAGE 940

DESCRIPTION

That portion of the S½ of the NW¼ and the W½ of the NE¼ of Section 35, T53N, R32W of the 5th P.M., Clay County, Missouri, described as follows: Beginning at the N¼ corner of said Section 35; thence N89-59-51E, 1323.64 feet to the NE corner of said W½, NE¼; thence S00-07-36E, 1657.39 feet along the East line of said W½, NE¼; thence N89-52-20W, 1322.09 feet to the West line of said W½, NE¼ (also the East line of said E½, NW¼); thence N89-49-50W, 1323.52 feet to the West line of said E½, NW¼; thence N00-05-54W, 1653.49 feet to the SW corner of said E½, NW¼; thence S89-53-28E, 1321.13 feet to the point of beginning. Said portion contains 100.52 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 such 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 WADE ESTATES 2ND PLAT and shall consist of a total of eight (8) lots.

In testimony whereof, Wade Shanks has subscribed his name this 10th day of March, 1995.

Wade Shanks
Wade Shanks

Be it remembered that on this 10th day of March, 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: 5-20-96 Susan Heron Notary Public

SUSAN HERON
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires May 20, 1996

APPROVALS AND ACCEPTANCES

This plat of WADE ESTATES 2ND PLAT, has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 1st day of March, 1995.

Chairman, Planning Commission — Stuart N. Bodus, Director, Planning Commission

Presiding Commissioner — Jay Lawson, Eastern Commissioner

Western Commissioner — County Counselor

Those easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri, this 2nd day of Aug, 1995.

Barbara S. Mason, County Clerk

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

County Recorder

NOTES

1. Developer: Wade Shanks, 16204 Nation Rd, Kearney, MO 64060.
2. Surveyor: Terry M. McCanless, PO Box 83, Richmond, MO 64085.
3. Soil Type: Sharpsburg-Mexsaburg Association.
4. Topography is taken from the Kearney SW, Mo. Quadrangle.
5. Subdivision is in Flood Hazard Zone "C".
6. Subdivision is zoned Agricultuce.
7. Bearing System is assumed.
8. Survey Classification is "C".
9. Record Reference: Book 1117 at Page 447.

9/6/95 TM
Cab-D

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct supervision and to the best of my knowledge and belief, I am a duly registered Land Surveyor under the laws of the State of Missouri and the 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. 4 CSR 30-6.010

Date 7-8-95 Signed Terry M. McCanless MO REG NO 2143

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

M & M LAND SURVEYING SERVICE, INC
P.O. BOX 83, RICHMOND, MO 64085
816/776-8343

SURVEYOR

WADE SHANKS
KEARNEY, MO.

1-9-95	93-134	1" = 200'	NE	95-4418