Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

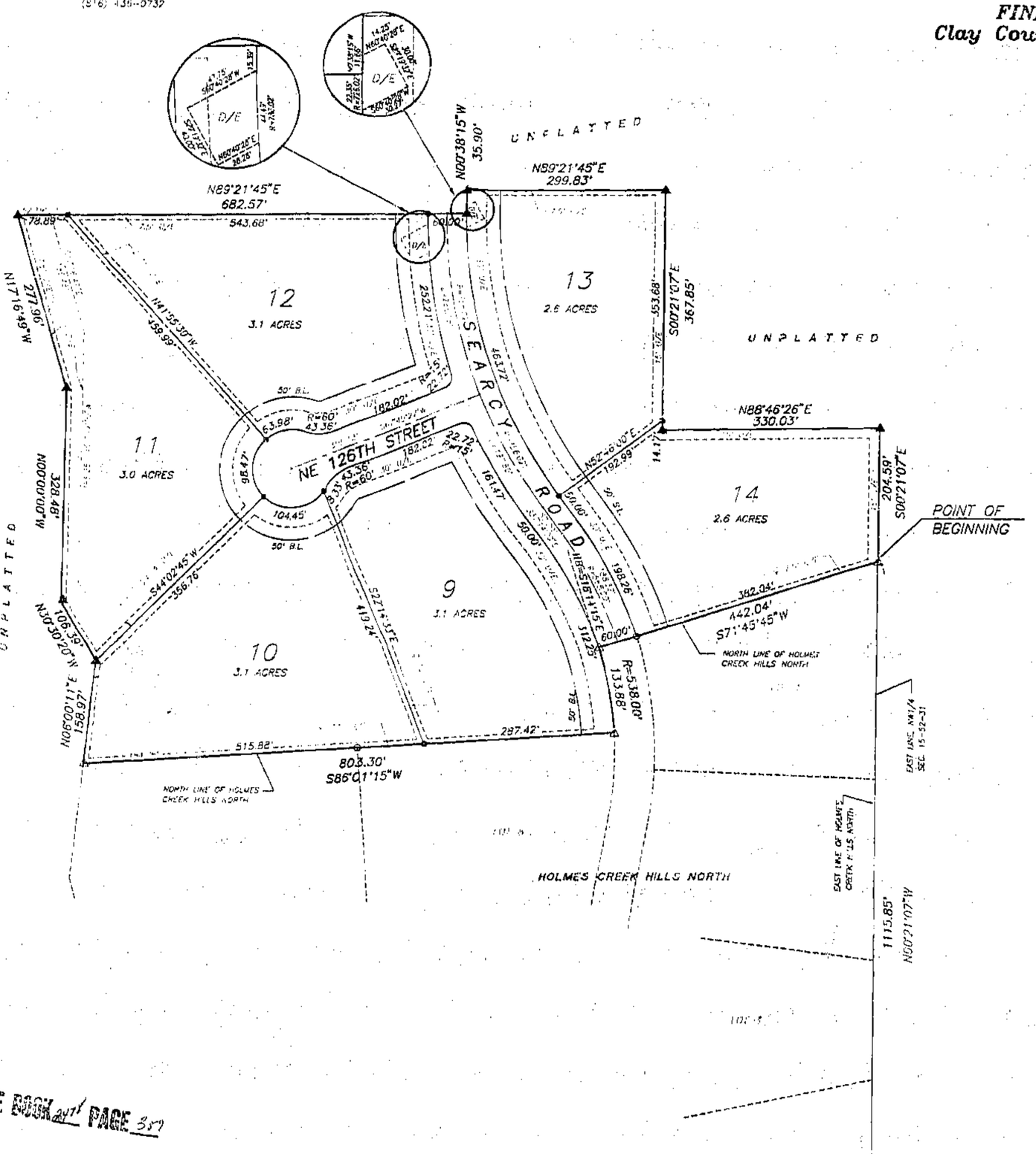
Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732

AUG 2 8 1995

4 67775

HOLMES CREEK HILLS NORTH 2ND PLAT

FINAL PLAT
Clay County, Missouri



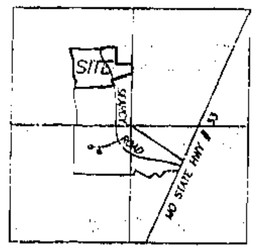
SCALE: 1" = 100'
100 50 0 100

NOTE: BEARING SYSTEM FROM SURVEY BY OTHERS
SEWER DISPOSAL – SEPTIC
SOIL TYPE – SHARPSBURG-MACKSBURG 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 Rbr



SEC. 15-52-31

Location Map

LEGAL DESCRIPTION:
All that part of the Northwest Quarter of Section 15, Township 52, Range 31, Clay County, Missouri, described as follows: Commencing at the Southeast corner of the Northwest Quarter of said Section 15; thence North 0 degrees 21 minutes 07 seconds West, along the East line of the Northwest Quarter of said Section 15 and the East line of HOLMES CREEK HILLS NORTH, a subdivision of land in Clay County, Missouri, a distance of 1112.85 feet to the Point of Beginning of the tract of land herein to be described, said point also being the Northeast corner of Lot 1 of said HOLMES CREEK HILLS NORTH; thence South 71 degrees 45 minutes 45 seconds West along the North line of said HOLMES CREEK HILLS NORTH, a distance of 442.04 feet to the Westerly right-of-way of Searcy Road; thence Southerly along said right-of-way and along a curve to the right having an initial tangent bearing of South 18 degrees 14 minutes 15 seconds East, and a radius of 538.00 feet; an arc distance of 133.88 feet to the Northwest corner of Lot 8 of said HOLMES CREEK HILLS NORTH; thence South 86 degrees 01 minutes 15 seconds West along the North line of said HOLMES CREEK HILLS NORTH, a distance of 803.30 feet to the Northwest corner of Lot 7 of said HOLMES CREEK HILLS NORTH; thence North 6 degrees 00 minutes 11 seconds East, a distance of 158.97 feet; thence North 30 degrees 30 minutes 20 seconds West, a distance of 196.79 feet; thence North 0 degrees 00 minutes 00 seconds East, a distance of 328.48 feet; thence North 17 degrees 16 minutes 49 seconds West, a distance of 277.96 feet; thence North 59 degrees 21 minutes 45 seconds East, a distance of 682.57 feet; thence North 83 degrees 21 minutes 45 seconds East, a distance of 299.83 feet; thence North 88 degrees 46 minutes 26 seconds East, a distance of 330.03 feet; thence South 0 degrees 21 minutes 07 seconds East, a distance of 367.85 feet; thence North 88 degrees 43 minutes 26 seconds East, a distance of 330.03 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 204.59 feet to the Point of Beginning. Said tract of land contains 18.93 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 2ND PLAT".

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, sewerage, telephone, cable TV and similar changes, 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 the 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 12th day of June, 1995.

John A. Boyd — Elizabeth J. Boyd

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

On this 12th 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 1/1/97

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

Debra R. Pinea
NOTARY PUBLIC

This plat of HOLMES CREEK HILLS NORTH 2ND PLAT has been submitted to and approved by the Clay County Planning Commission this 24th day of June, 1995.

COUNSELOR — CHAIRMAN — DIRECTOR

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

ATTEST:
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 ____ day of _____, 1995, in Cabinet ____, Sleeve ____ at ____ PM/AM O'Clock.

DEPUTY — RECORDER OF DEEDS

I hereby certify that the plat of HOLMES CREEK HILLS NORTH 2ND PLAT 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, established by the Missouri Board for Architects, Professional Engineers, and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying and the platting of subdivisions, to the best of my knowledge and belief.

DATE: 6-12-95 — WILLIAM A. AYLETT PLS-2074

SAM ANTHONY AYLETT NUMBER 2074 REGISTERED LAND SURVEYOR

JOB NUMBER 28802

6/6/95 PM
Cal-D

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

SEE BOOK 471 PAGE 357

SEE BOOK 2479 PAGE 901