Clay County, Missouri
Land Survey Document

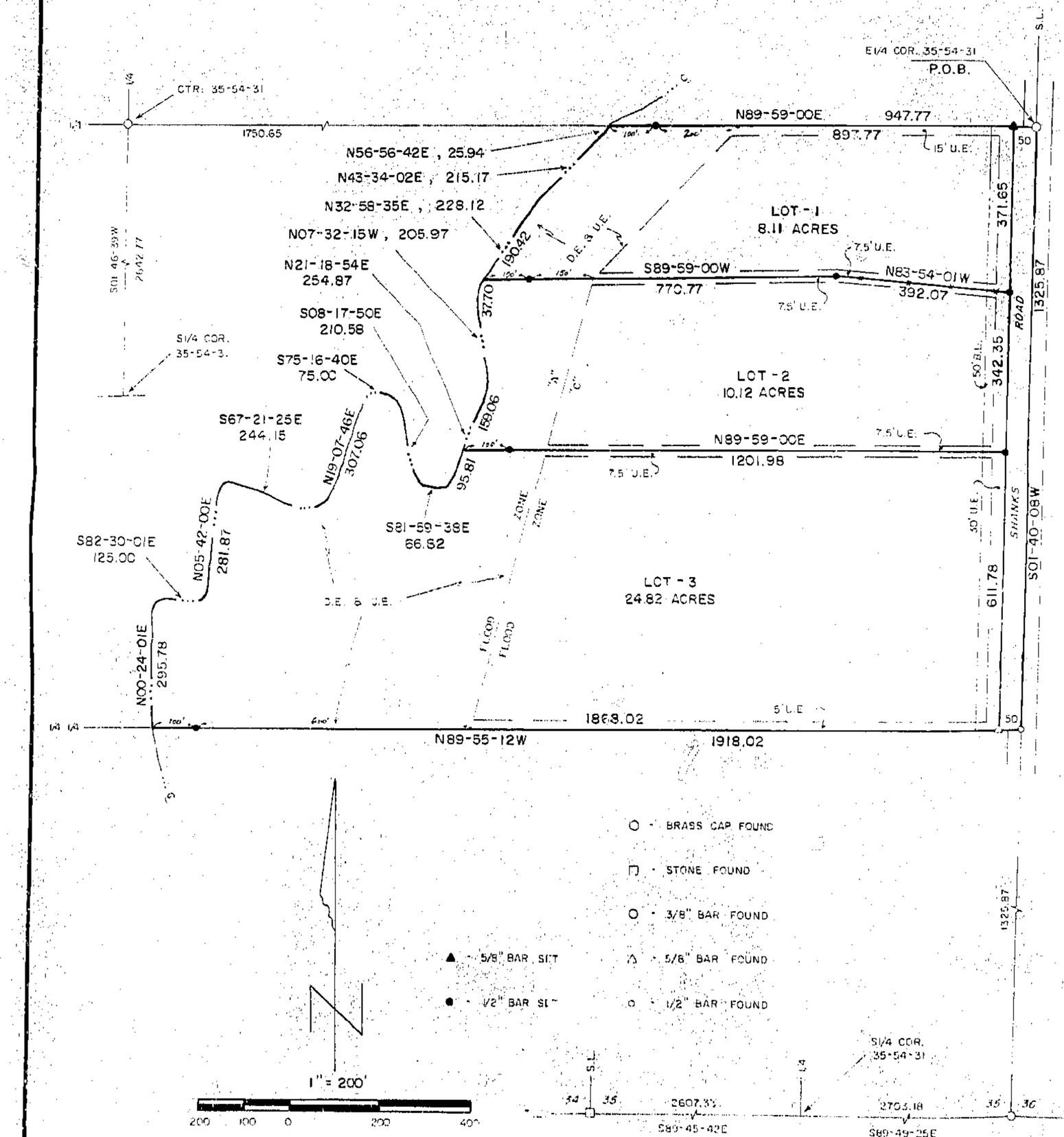
http://www.ClayCoGov.com

STATE OF MO
CLAY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
95 OCT -2 AM 10:56
at c PAGE 364
MARY L. ROBERTS
RECORDER OF DEEDS

OCT 2 1995
M 72161

CODY FARMS

FINAL PLAT



DESCRIPTION

All of the N½ of the SE¼ of Section 35, T54N, R31W of the 5th P.M., Clay County, Missouri, lying East of Muddy Fork Fishing River and further described as follows: Beginning at the E¼ corner of said Section 35; thence S01-40-08W, 1325.87 feet to the SE corner of said N½, SE¼; thence N89-55-12W, 1918.02 feet along the South line of said N½, SE¼ to the centerline of said River; thence Northeasterly along said centerline the following course, N00-24-01E, 295.78 feet; S82-30-01E, 125.00 feet; N05-42-00E, 281.87 feet; S67-21-25E, 244.15 feet; N19-07-46E, 307.06 feet; S75-16-40E, 75.00 feet; S08-17-50E, 210.58 feet; S81-59-38E, 66.82 feet; N21-18-54E, 254.87 feet; N07-32-15W, 205.97 feet; N32-58-35E, 228.12 feet; N43-34-02E, 215.17 feet; N56-56-42E, 25.94 feet to the North line of said N½, SE¼; thence N89-59-00E, 947.77 feet to the point of beginning. Containing 44.57 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 CODY FARMS and shall consist of a total of three (3) lots. In testimony whereof, Michael A. & Diane M. Trost, husband & wife, and Larry & Euletta Shelton, husband & wife, have subscribed their names this 6th day of September, 1995.

Michael A. Trost — Diane M. Trost — Larry Shelton — Euletta Shelton

Be it remembered that on this 6th day of September 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: 10-21-98

PATRICIA A. JAMES
NOTARY PUBLIC STATE OF MISSOURI
CLINTON COUNTY
MY COMMISSION EXP. OCT. 21, 1998

APPROVALS AND ACCEPTANCES

This plat of CODY FARMS has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 6th day of September, 1995.

Secretary, Planning Commission — Street N. Borders, Vice Chairman, Planning Commission — Clerk, Planning Commission

Presiding Commissioner — Clerk, County Commission — Auditor, County Clerk's Office

Three thousand and eighty-one dollars (3081.00) received by the County Collector, Clay County, Missouri, this 25 day of September

County Collector

Recorded in Book ____ Page ____ this ____ day of ____

County Recorder of Deeds

Surveyor: Mike Trost, M & M Land Surveying Service, Inc., P.O. Box 83, Richmond, MO 64085.
Owners: Larry & Euletta Shelton, 1000 Shanks Rd., Holt, MO.
Developer: Larry & Euletta Shelton, 1000 Shanks Rd., Holt, MO 64048.
Subdivision is in Clay County zone "D" except as shown.
Bearing system is based upon plat of Shanks Addition.
Subject to easements, Book 1001 Page 850 Book 1270 Page 650.
Survey & Subdivision is free.
All lots to be used for single family residences.
Lot 3 is subject to the Clay County Floodplain Ordinance. Any improvements in Lot 3 must comply with the Floodplain Ordinance.
Interested parties are advised to contact the Developer or the Clay County Planning and Zoning Department for further information.

10/12/95 9:11
Cab C

SEE Book 2489 Page 481

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

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Missouri and 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. 4 CSR 30-8.020.

Date 9-6-95 Signed Terry M. McCanless MO. REG. NO. 2143

M & M LAND SURVEYING SERVICE, INC.
P.O. BOX 83, RICHMOND, MO 64085
816 776-5343

SURVEY FOR	MIKE & DIANE TROST HOLT, MO.	LARRY & EULETTA SHELTON HOLT, MO.		
8-9-1995	95-158	1" = 200'	RE	95-4630