Clay County, Missouri
Land Survey Document

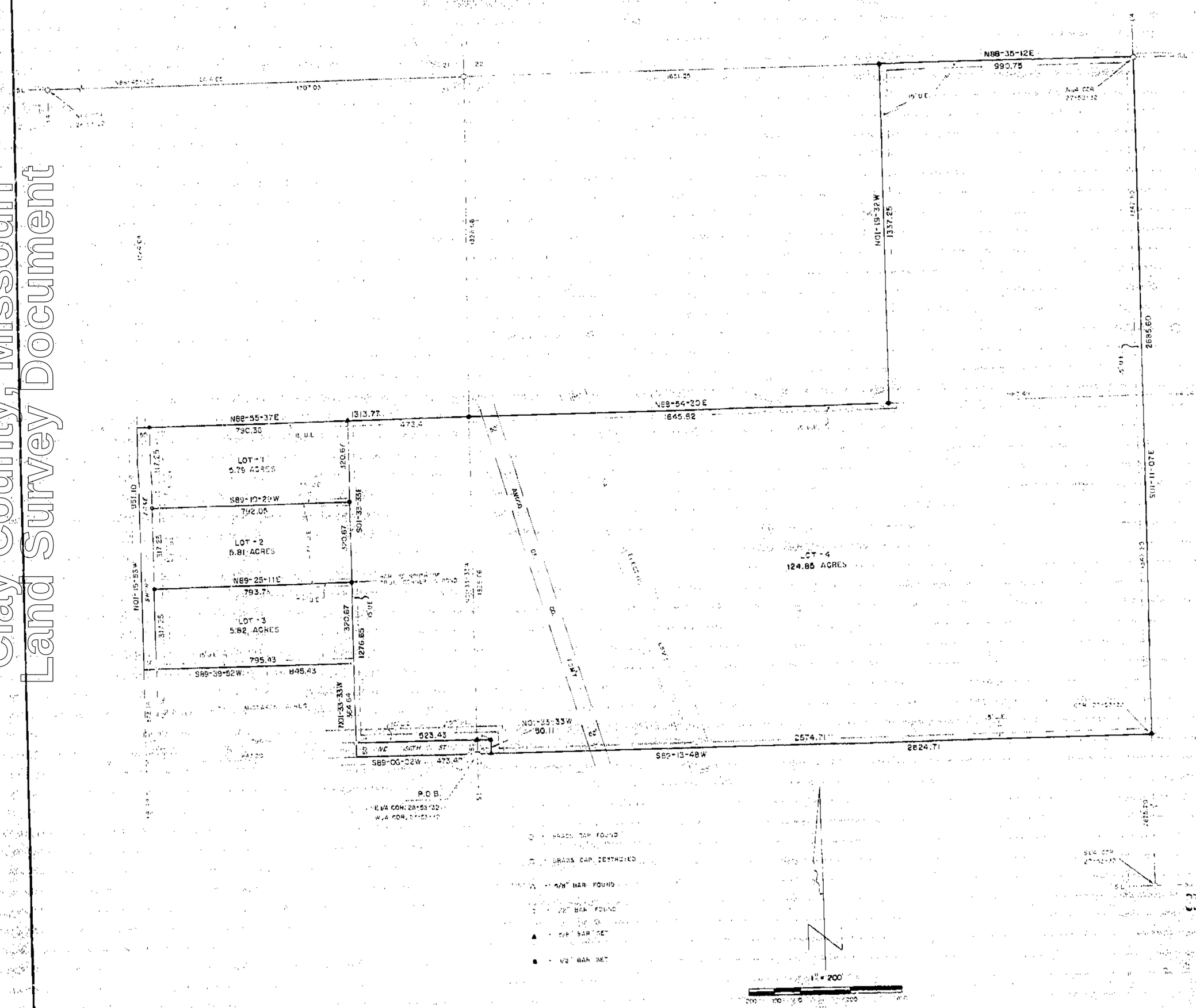
http://www.ClayCoGov.com

M 72164

OCT 2 1995

SHORT LANE ACRES

FINAL PLAT



DESCRIPTION

[illegible] portions of the NW1/4 of Section 27 and the SW1/4 of the NW1/4 of Section 28, all in Township [illegible] of the 5th P.M., Clay County, Missouri, described as a whole as follows: Beginning at the NW corner of said Section 28 (also the NW corner of said Section 28); thence S89-06-02W, 473.42 feet along the South line of said SW1/4, NE1/4 to the SE corner of Mistaken Acres; thence N01-33-33W, 364.64 feet to the NW corner of said Mistaken Acres; thence S89-39-52W, 845.43 feet to the NW corner of said Mistaken Acres; thence N01-15-53W, 951.10 feet along the West line of said SE1/4, NE1/4; thence N88-55-37E, 1313.77 feet to the said West line of the SW1/4 of said NW1/4; thence N88-54-20E, 1645.82 feet along the North line of said SW1/4, NW1/4 to the SE corner of said SE1/4, NE1/4; also the NW corner of the SW1/4 of said NW1/4; thence N01-19-32W, 1337.25 feet along the North line of said SW1/4, NW1/4; thence N88-35-12E, 990.75 feet along said North line to the NE corner of said Section 27; thence S01-11-07E, 2685.60 feet along the East line of said NW1/4 to the Center of said Section 27; thence S89-13-48W, 2624.71 feet along the South line of said NW1/4 to the point of beginning. Said portions contain 143.[illegible] acres and are subject to all easements and restrictions of record.

DEDICATION

[illegible] permanent or licensed is hereby granted to Clay County, Missouri, [illegible] purposes of installing, constructing, operating and maintaining facilities for water, gas, electricity, telephone, cable TV and surface drainage, including, but not [illegible] limited to, underground pipes and conduits, and mounted transformers, service [illegible] boxes, pedestals, any or all of them upon, over, under and along the strips of land designated [illegible] easements. All of the above easements shall be kept free from any and all [illegible] obstructions which would interfere with the construction or reconstruction and proper [illegible] and continuous maintenance of the aforesaid uses and specifically there shall not be built, program or thereover any structure (except driveways, paved streets, [illegible] fences) nor shall there be any obstruction to interfere with the agents and [illegible] employees of Clay County, Missouri, and its franchised utilities from going upon said [illegible] as much of the adjoining land as may be reasonably necessary for [illegible] and maintenance of the easements.

[illegible] the streets shown on said plat and heretofore not dedicated to public use are hereby dedicated, not hereby as dedicated.

[illegible] building, lines or setback lines are hereby established as shown on the [illegible] and no building or portion thereof shall be built between such lines and the [illegible] lines.

[illegible] boundaries of the aforesaid tract have been duly done to be [illegible] shown on said plat, which subdivision shall be known as SHORT LANE ACRES [illegible] consisting of a total of four (4) lots.

[illegible] James M. Chancellor and wife, Bonnie J. Chancellor, husband & wife have hereunto subscribed [illegible] this 22nd day of September

James M. Chancellor — Bonnie J. Chancellor

[illegible] 22nd day of September [illegible] a notary [illegible] for said County and State, personally appeared [illegible] the foregoing instrument of writing, and duly acknowledged the execution of the [illegible] for the purposes therein stated. In testimony whereof, I have hereunto set my hand and affixed my notarial seal [illegible] the day and year above written.

[illegible] Notary Public — Hattie Lee Weber

[illegible] expires: May 23, 1996

ACCEPTANCE AND RECORDATION

[illegible] approved [illegible] 6th day [illegible]

Approved:

Stuart N. Borden

Jay Lawson

[illegible]

[illegible] 25 day of September

County Recorder

[illegible] Mechanicals, PO Box 63, Richmond, MO 64085
[illegible] Mockbird Associates, Inc.
[illegible] Moody Naked Town
[illegible] 373 and book 1040 at page 1[illegible]
[illegible] has been approved with [illegible] financial [illegible] responsibility for [illegible] facilities [illegible] Clay County Roadways. [illegible] contact the Clay County Planning and [illegible] for further information.

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: 9-2-95 Signed: Terry M. McCanless MO REG. NO. 5143

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

M & M LAND SURVEYING SERVICE, INC.
P.O. BOX 62, RICHMOND, MO 64085
816/776-5843

SURVEY FOR: JAMES CHANCELLOR
SMITHVILLE, MO.

8-3-1995	95-156	1" = 200'	RE	95-4629

SEE BOOK 1057 PAGE 426

11/7/95 [illegible] Cabinet E

PREPARED