Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

E- 2

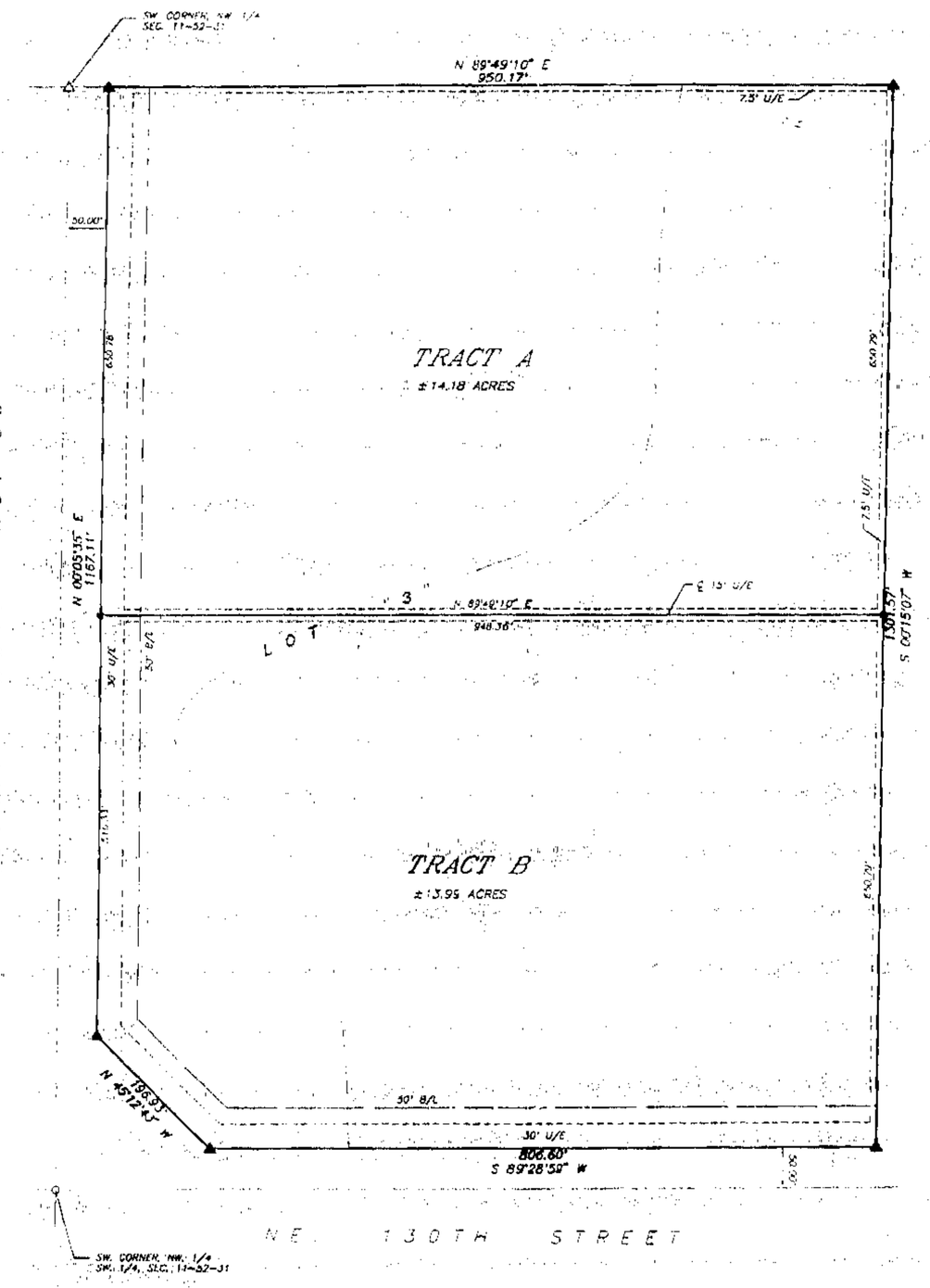
N 72774 OCT 6 - 1995

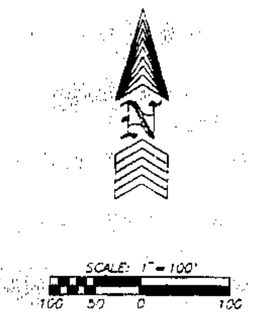
STATE OF MO.
CLAY COUNTY
I CERTIFY THIS INSTRUMENT
95 OCT -6 PM 1:39
RECORDED IN
By Margaret Gray, Clerk

Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0252

REPLAT OF LOT 3, GRAZELAND

FINAL PLAT
Clay County, Missouri

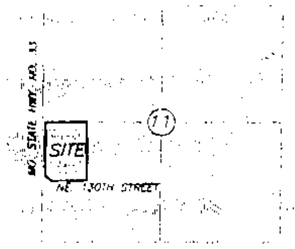




LEGEND

B/L = Building Line
U/E = Utility Easement

△ Denotes Existing Monument
▲ Denotes Monument to be set after construction of Utilities and Streets.
● Denotes 1/2" Rebars to be set with Aylett Caps #2014
○ Denotes Existing Bar



SEC. 11-52-31

Location Map

LEGAL DESCRIPTION: All of Lot 3, GRAZELAND, a subdivision of land in Clay County, Missouri containing 28.17 acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "REPLAT OF LOT 3, GRAZELAND".

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 work and continuous maintenance of the aforesaid uses and specifically, there shall not be built thereon or therewith 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 space 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: Mark D. O'Dell and Rhonda L. O'Dell, husband and wife have subscribed their names this 11th day of Sept, 1995

Mark D. O'Dell — Rhonda L. O'Dell

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 11th day of Sept, in the year 1995, before me a Notary Public in and for said State, Personally appeared Mark D. O'Dell and Rhonda L. O'Dell, 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 5/3/99 — Notary Public

[redacted]

This plat of REPLAT OF LOT 3, GRAZELAND has been submitted to and approved by the Clay County Planning Commission this 5th day of September, 1995.

Counselor — Chairman — Director

These easements and rights of way accepted by the County Governing Body of Clay County, Missouri, this 25 day of September, 1995

ATTEST:
County Clerk — Presiding Commissioner — Western District Commissioner — Eastern District Commissioner

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

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 REPLAT OF LOT 3, GRAZELAND 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 the provisions and requirements governing the practice of professional land surveying of subdivisions in the state of my professional [illegible]

DATE: 9-1[illegible]-95

SAM ANTHONY AYLETT — MISSOURI — 2014 — PROFESSIONAL LAND SURVEYOR

JOB NUMBER
29841

11/7/95 [illegible]
Calcul E

Prepared For:
MARK D. O'DELL
P.O. BOX 419050
KANSAS CITY, MISSOURI 64141