Clay County, Missouri
Land Survey Document

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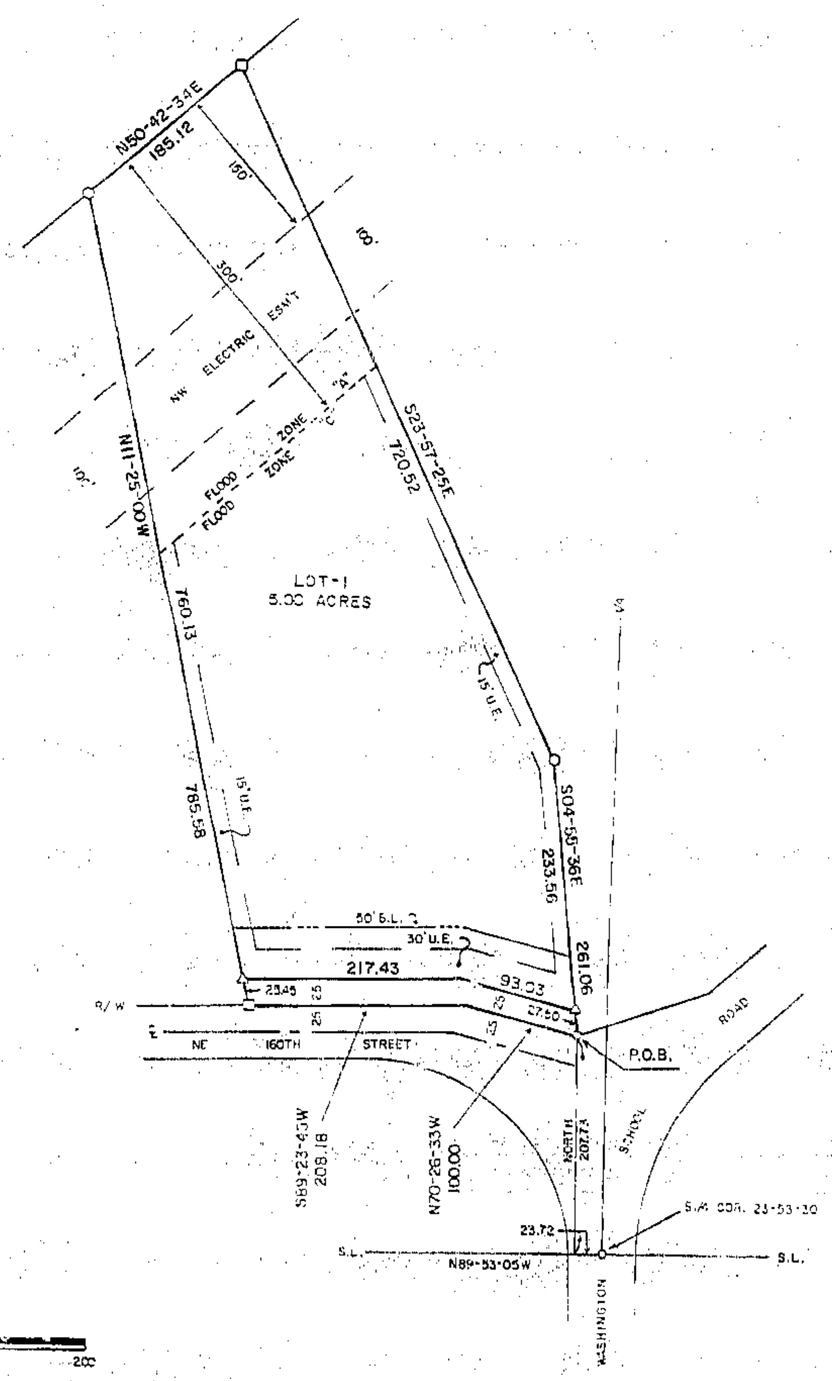
N 73515 DEC 6 1995

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
95 DE -6 PM 2:44 Book 386
Cabinet C PAGE
MARY E. MOBERLY
RECORDER OF DEEDS
By Mary Moberly Deputy

WILKINS MOUNTAIN

FINAL PLAT



DESCRIPTION

That portion of the S½ of Section 23, T53N, R30W of the 5th P.M., Clay County, Missouri, described as follows: Beginning at a point that is North, 207.73 feet from a point on the South line of said S½ that is N89-53-05W, 23.72 feet from the SE corner of said Section 23; thence N70-26-33W, 100.00 feet along the North line of a county road; thence S89-23-45W, 208.18 feet along said North line; thence N11-25-00W, 785.58 feet along a fence line; thence N50-42-34E, 185.12 feet along a fence line; thence S23-57-25E, 720.52 feet along a fence line; thence S04-55-36E, 261.06 feet along a fence line to the point of beginning. Said portion contains 5.18 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 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 WILKINS MOUNTAIN and shall consist of a total of one (1) lot.

In testimony whereof, Richard Lee & Robin Renee Wilkins, husband & wife, have subscribed their names this 15th day of November, 1995.

Richard Lee Wilkins — Robin Renee Wilkins

Be it remembered that on this 15th day of November, 1995, before me, a notary public in and for said County and State, personally appeared the above persons, whom 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: June 23, 1999

Patti R. Thomas
Notary Public

PATTI R. THOMAS
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires June 23, 1999

APPROVALS AND ACCEPTANCES

This plat of WILKINS MOUNTAIN has been submitted to and considered by the Planning and Zoning Commission, and is hereby approved this 1st day of November, 1995.

Chairman, Planning Commission — Director, Planning Commission — County Counselor

Presiding Commissioner — Eastern Commissioner — Western Commissioner

These easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri, this 21st day of November, 1995.

Pamela S. Mason
County Clerk

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

County Recorder

12/13/95 pm
Cds c

NOTES

1. Owner: Rick Wilkins, 2214 West St, Excelsior Springs, MO 64024.
2. Surveyor: Terry M. McCanless, PO Box 83, Richmond, MO 64085.
3. Subdivision is in Flood Hazard Zone "C" except as shown.
4. Bearing System is assumed.
5. Survey Classification is "C".
6. Record Reference: Book 2362 Page 551.

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 11-2-95 Signed Terry M. McCanless MO. REG. NO. 2143

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

SEE BOOK 2508 PAGE 701

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

SURVEY FOR
RICK WILKINS
EXCELSIOR SPRINGS, MO.

9-25-1995	89-81	1" = 100'	RE	95-4650