Clay County, Missouri
Land Survey Document
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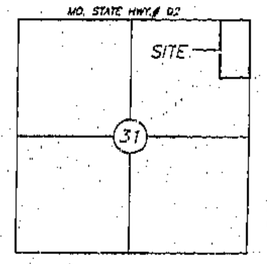
M 77812 NOV 15 1995

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

KECK ADDITION

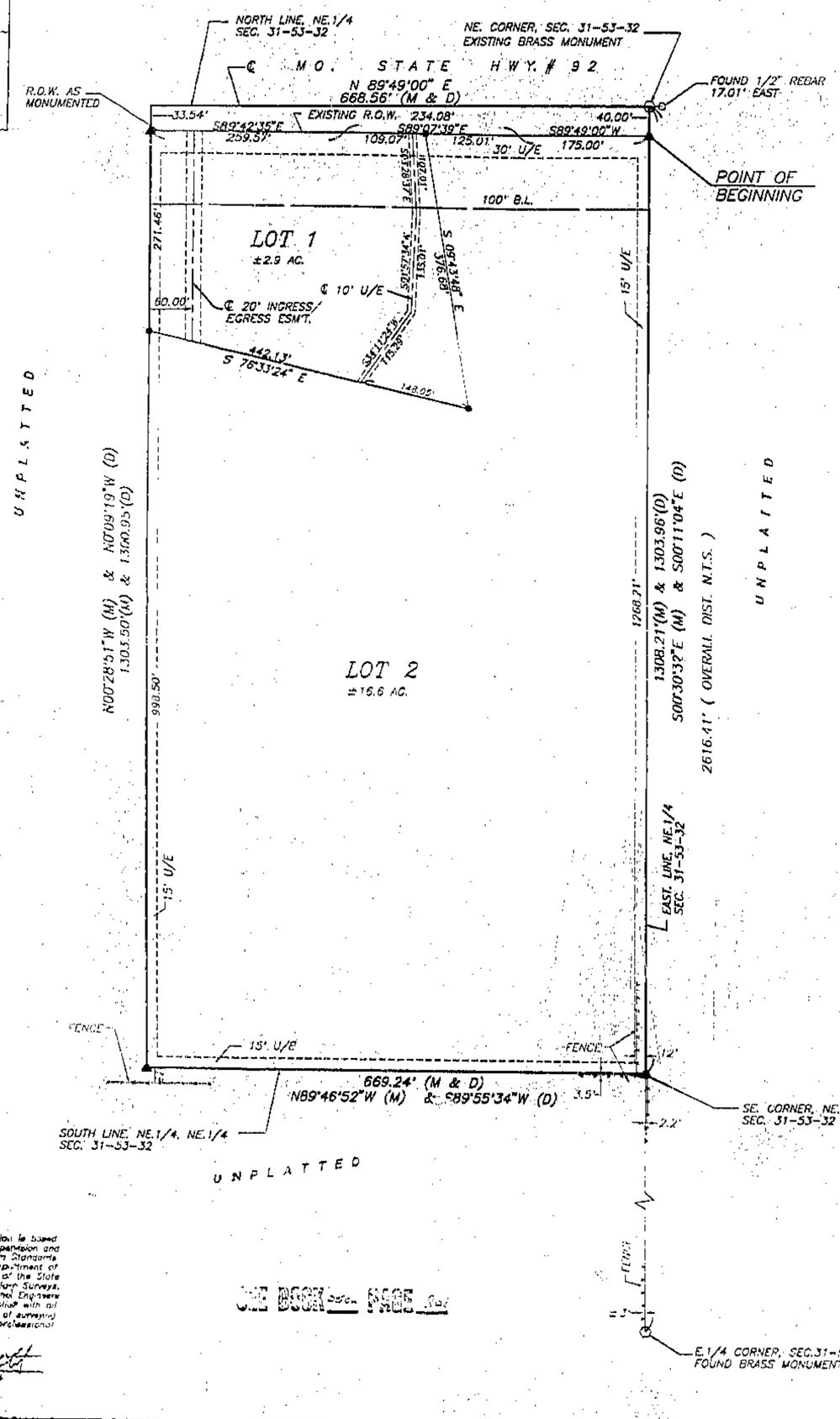
FINAL PLAT
Clay County, Missouri

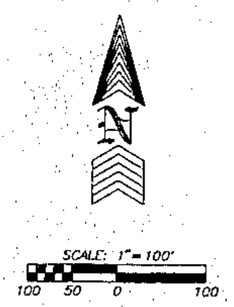
STATE OF MO.
COUNTY OF CLAY FILED
95 NOV 15 PM 2:44
Robert E. Lynch
RECORDER OF DEEDS
By Mary Maynard Deputy



SEC. 31-53-32

Location Map





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 Bar

NOTE: THE BEARING SYSTEM ON THIS PLAT IS BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 31 AS HAVING A BEARING OF NORTH 89 DEGREES 49 MINUTES 00 SECONDS EAST (DEEDED).

NOTE: THE OWNER OF LOT 2 SHALL HAVE THE RIGHT OF ACCESS UPON LOT 1 TO REPAIR AND MAINTAIN UTILITY SERVICE LINES.

LEGAL DESCRIPTION: All that part of the Northeast Quarter of Section 31 Township 53 Range 32, Clay County, Missouri, described as follows: Beginning at the Northeast corner of said Section 31; thence South 0 degrees 30 minutes 32 seconds East (South 0 degrees 11 minutes 04 seconds East Deeded), a distance of 1308.21 feet (1303.96 feet Deeded), to the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 31; thence North 89 degrees 46 minutes 52 seconds West (North 89 degrees 55 minutes 34 seconds West Deeded), a distance of 669.24 feet; thence North 0 degrees 28 minutes 31 seconds West (North 0 degrees 09 minutes 19 seconds West Deeded), a distance of 1303.50 feet (1300.95 feet Deeded), to the North line of the Northeast Quarter of said Section 31; thence North 89 degrees 49 minutes 00 seconds East along the North line of the Northeast Quarter of said Section 31, a distance of 668.56 feet to the Point of Beginning. EXCEPT that part in Highway right-of-way. Said tract contains 20.05 acres more or less.

DEDICATION: The undersigned proprietor 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 "KECK ADDITION".

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 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 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: The undersigned proprietor has hereunto set her hand this 26th day of October 1995.

Klaziena Keck
Klaziena Keck

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

Be it remembered that in this 26th day of October 1995, before me, a Notary Public in and for said County and State, came Klaziena Keck to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Diane L. Aylett
NOTARY PUBLIC

MY COMMISSION EXPIRES March 27, 1996

This plat of KECK ADDITION has been submitted to and approved by the Clay County Planning Commission this 11th day of October, 1995.

COUNSELOR — CHAIRMAN — DIRECTOR

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

ATTEST:

Presiding Commissioner

County Clerk

Western District Commissioner

Eastern District Commissioner

Entered on transfer record this _____ day of _____ 1995.

County Recorder

I hereby certify: that the plat of KECK ADDITION 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 surveying and the plat shown hereon is true and accurate to the best of my professional knowledge.

DATE: 10-3-94 — AYLETT 10-3-94

SEE BOOK ____ PAGE ____

JOB NUMBER 29154

12/15/95 9:11 Cab E

Prepared For:
Klaziena Keck
P.O. BOX 324
Smithville, MO. 64089