Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

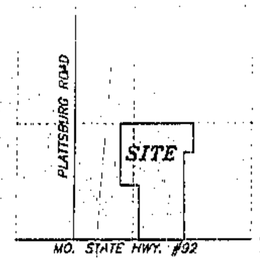
Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732

79512 DEC 6 1995

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
95 DEC -6 PM 2:28
MARY E. MESSERLY
RECORDER OF DEEDS
by Mary Messerly Deputy

APPLEWOOD FARMS

FINAL PLAT
Clay County, Missouri

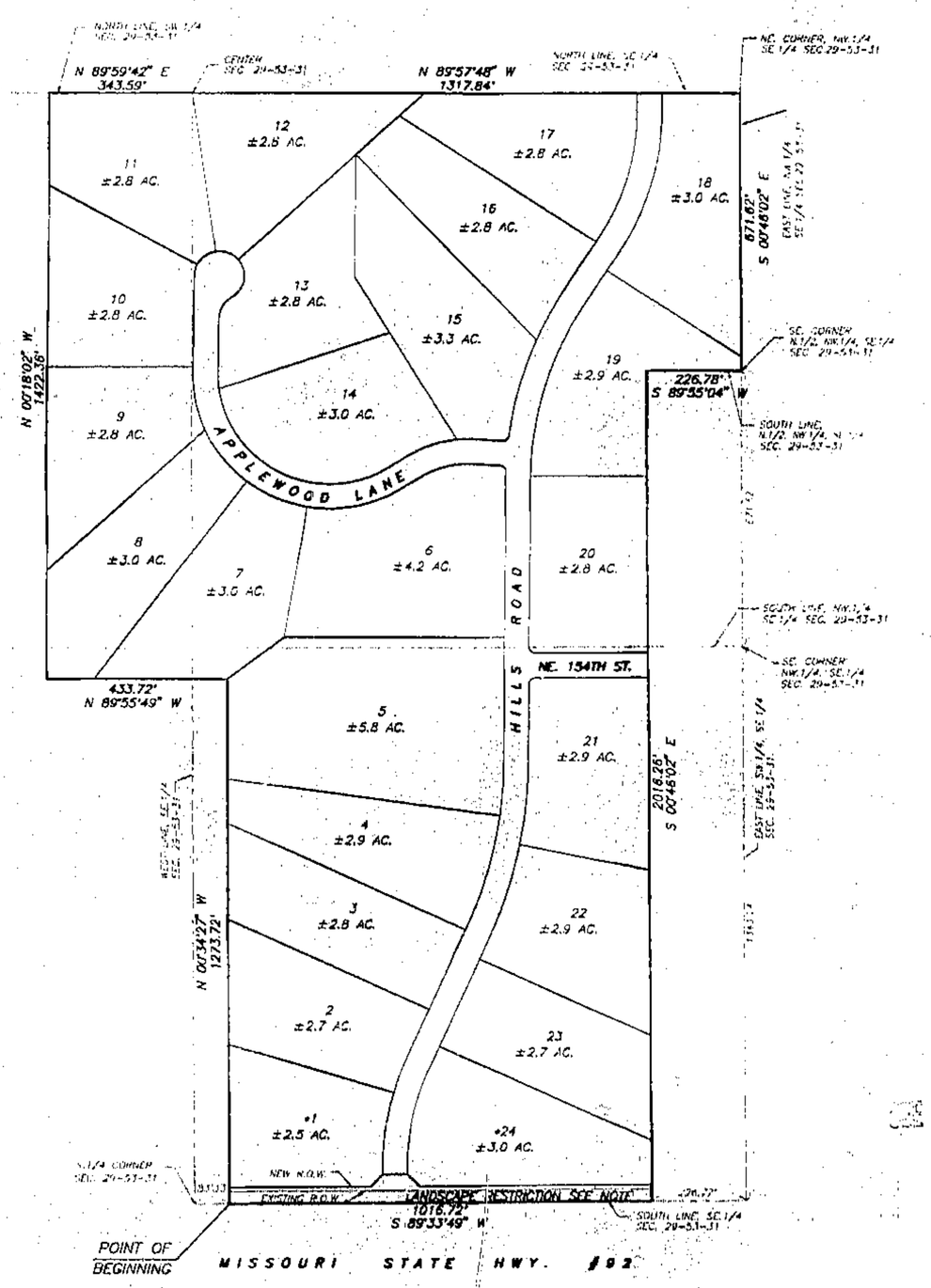


Location Map
SEC. 23-53-31

SCALE: 1"=200'
200 100 0 200

* NOTE: THERE SHALL BE NO VEHICULAR ACCESS FROM LOTS 1 AND 24 ONTO MO. STATE HWY. #92

LANDSCAPE RESTRICTION: THE MISSOURI STATE HIGHWAY ROUTE #92 RIGHT-OF-WAY IS TO REMAIN FREE OF SHRUBS, SIGNS OR ANY OTHER STRUCTURE THAT WOULD INHIBIT SIGHT DISTANCE.



LEGAL DESCRIPTION:
All that part of the South one half of Section 29 Township 53 Range 31, Clay County, Missouri described as follows: Commencing at the South Quarter corner of said Section 29; thence North 89 degrees 33 minutes 49 seconds East along the South line of the Southeast Quarter of said Section 29, a distance of 83.33 feet to the Point of Beginning of the tract of land herein to be described; thence North 0 degrees 34 minutes 27 seconds West, a distance of 1273.72 feet; thence North 89 degrees 55 minutes 49 seconds West, a distance of 433.72 feet; thence North 0 degrees 18 minutes 02 seconds West, a distance of 1422.36 feet to the North line of the Southwest Quarter of said Section 29; thence North 89 degrees 59 minutes 42 seconds East along the North line of the Southwest Quarter of said Section 29, a distance of 343.59 feet to the center of said Section 29; thence South 89 degrees 57 minutes 48 seconds East along the North line of the Southeast Quarter of said Section 29, a distance of 1317.84 feet to the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 29; thence South 0 degrees 46 minutes 02 seconds East along the East line of the Northwest Quarter of the Southeast Quarter of said Section 29, a distance of 871.87 feet to the Southeast corner of the North one half of the Northwest Quarter of the Southeast Quarter of said Section 29; thence South 89 degrees 55 minutes 04 seconds West along the South line of the North one half of the Northwest Quarter of the Southeast Quarter of said Section 29, a distance of 226.78 feet; thence South 0 degrees 46 minutes 02 seconds East, a distance of 2015.28 feet to the South line of the Southeast Quarter of said Section 29; thence South 89 degrees 33 minutes 49 seconds West along the South line of the Southeast Quarter of said Section 29, a distance of 1016.72 feet to the Point of Beginning. EXCEPT that part in road right-of-way. Said tract of land contains 80.11 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 "APPLEWOOD FARMS".

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 care and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structures (except otherwise, 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: FISHING RIVER DEVELOPMENT CORPORATION, has caused these presents to be signed by its President, attested by its Secretary and its corporate seal to be affixed this 6th day of October 1995.

FISHING RIVER DEVELOPMENT CORPORATION

Tom B. Kretzinger, Jr., President

Marvin K. Ransom, Secretary

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

On this 31ST day of October 1995, before me appeared Tom B. Kretzinger, Jr. to me personally known who being by me duly sworn did say that he is President of FISHING RIVER DEVELOPMENT CORPORATION and that the seal affixed to this instrument is the corporate seal of said FISHING RIVER DEVELOPMENT CORPORATION and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Tom B. Kretzinger, Jr. acknowledged said instrument to be the free act and deed of said corporation.

Patty J. Kitchen, Notary Public
My Commission Expires: County of Clay, State of Missouri
My Commission Expires Jan. 30, 1998

Patty J. Kitchen
NOTARY PUBLIC

This plat of APPLEWOOD FARMS has been submitted to and approved by the Clay County Planning Commission this 6th day of September 1995.

CHAIRMAN

DIRECTOR

COUNSELOR

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

ATTEST:

Presiding Commissioner

Western District Commissioner

Eastern District Commissioner

County Clerk

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

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 APPLEWOOD FARMS subdivision is based on an actual survey made by me or under my direct 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 promulgated by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with the applicable ordinances and regulations governing the practice of engineering and surveying of municipalities to the best of my professional knowledge and belief.

DATE: 10-12-95

CLAY COUNTY
AYLETT
SURVEY
MISSOURI
RONALD A. AYLETT LS-2074

JOB NUMBER
29032

29032FPCEWG

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12/13/95 9:41
Cal E

Prepared For:
FISHING RIVER
DEVELOPMENT CORPORATION
20 EAST FRANKLIN
LIBERTY, MO. 64068