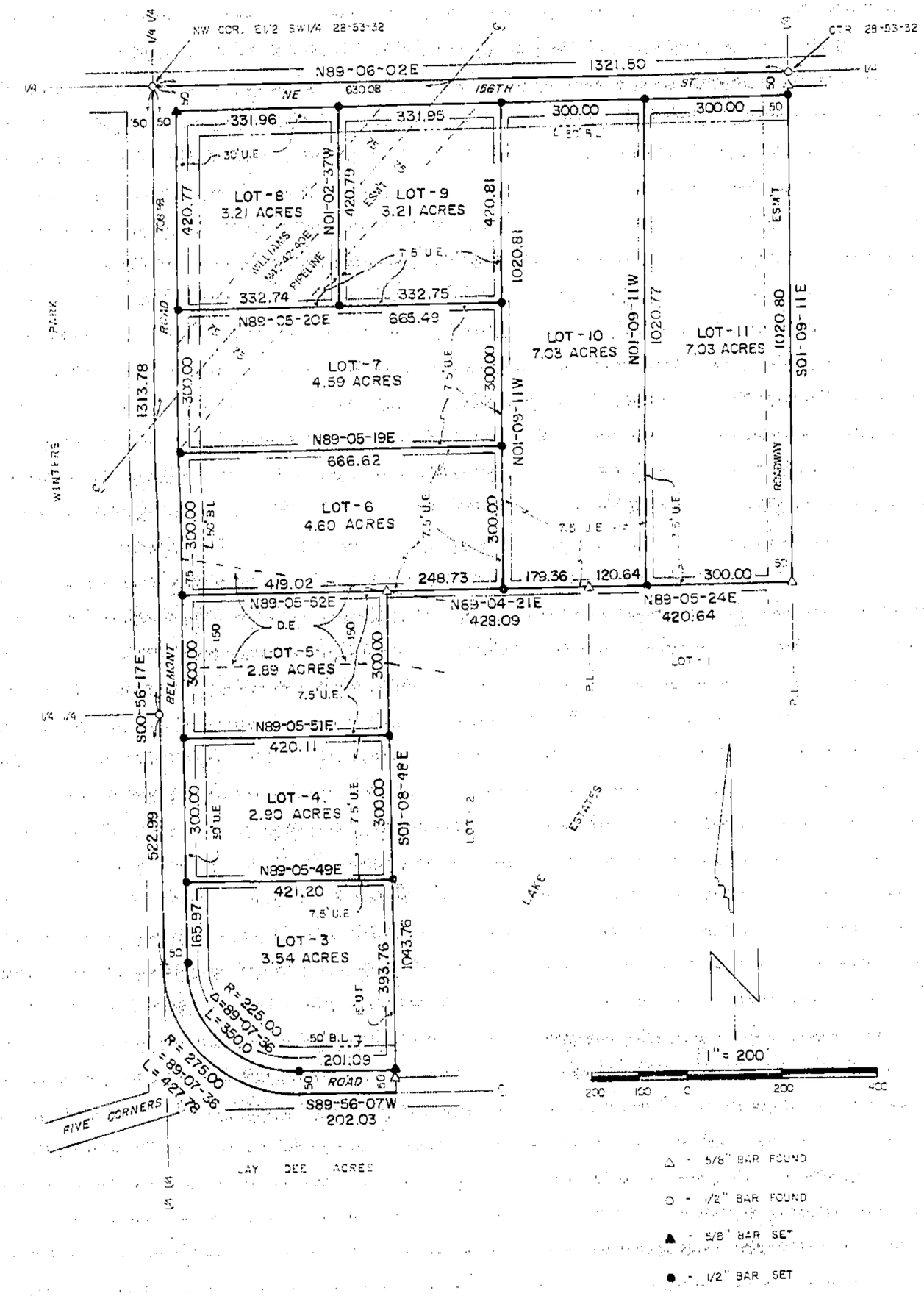
Clay County, Missouri
Land Survey Document

M 84303 JAN 24 1996

REPLAT OF LOTS 3,4&5 OF LAKE ESTATES

FINAL PLAT



DESCRIPTION

All of Lots 3, 4 and 5 in Lake Estates, a subdivision of record in the E½ of the SW¼ of Section 28, T53N, R32W of the 5th P.M., Clay County, Missouri. Containing 40.4 acres and 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 the REPLAT OF LOTS 3, 4 & 5 OF LAKE ESTATES and shall consist of a total of nine (9) lots.

In testimony whereof, Sharon M. Helton has subscribed her name this 15th day of November, 1995.

Sharon M. Helton
Sharon M. Helton

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, who 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 22, 1999

Patti R. Thomas
Notary Public

PATTI R. THOMAS
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires June 22, 1999

APPROVALS AND ACCEPTANCES

This plat of the REPLAT OF LOTS 3, 4 & 5 OF LAKE ESTATES has been submitted to the Clay County Planning and Zoning Commission, and is hereby approved this 1st day of November, 1995.

Chairman, Planning Commission — Stuart N. Borders, Director, Planning Commission — County Counselor

Presiding Commissioner — Eastern Commissioner — Freddie M. Michaels, Western Commissioner

These easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri, this 27th day of November, 1995.

Pamela S. Mason
County Clerk

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

County Recorder

NOTES

1. Developer: Sharon M. Helton, 6813 NE 92 Hwy, Smithville, MO 64089.
2. Surveyor: Terry M. McCanless, PO Box 83, Richmond, MO 64085.
3. Subdivision is in Flood Hazard Zone "C".
4. Bearing System is assumed from plat of Winters Park & Jay Dee Acres.
5. Survey Classification is "C".
6. Record Reference is Book 1639 Page 200.
7. Please be advised that an agreement has been recorded with this plat regarding the developer's responsibility to financial assist with improvements to existing County roadways. Interested parties are advised to contact the developer or the Clay County Planning and Zoning Department for further information.

STATE OF MO.
CLAY COUNTY
I CERTIFY DISTR. REC'D
96 JAN 24 P 2:57 L
Calvert C. Elliott
MARY E. MOBERLY 388
RECORDER OF DEEDS
By Mary Marcant
Deputy

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: 11-3-95 Signed: Terry M. McCanless
Terry M. McCanless MO. REG. NO. 2143

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

3/5/96 JM
Colorid C (Slide)

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

SURVEY FOR: SHARON HELTON
SMITHVILLE, MO.

9-25-1995	95-159	1" = 200'	RE	95-4682

http://www.ClayCoGov.com