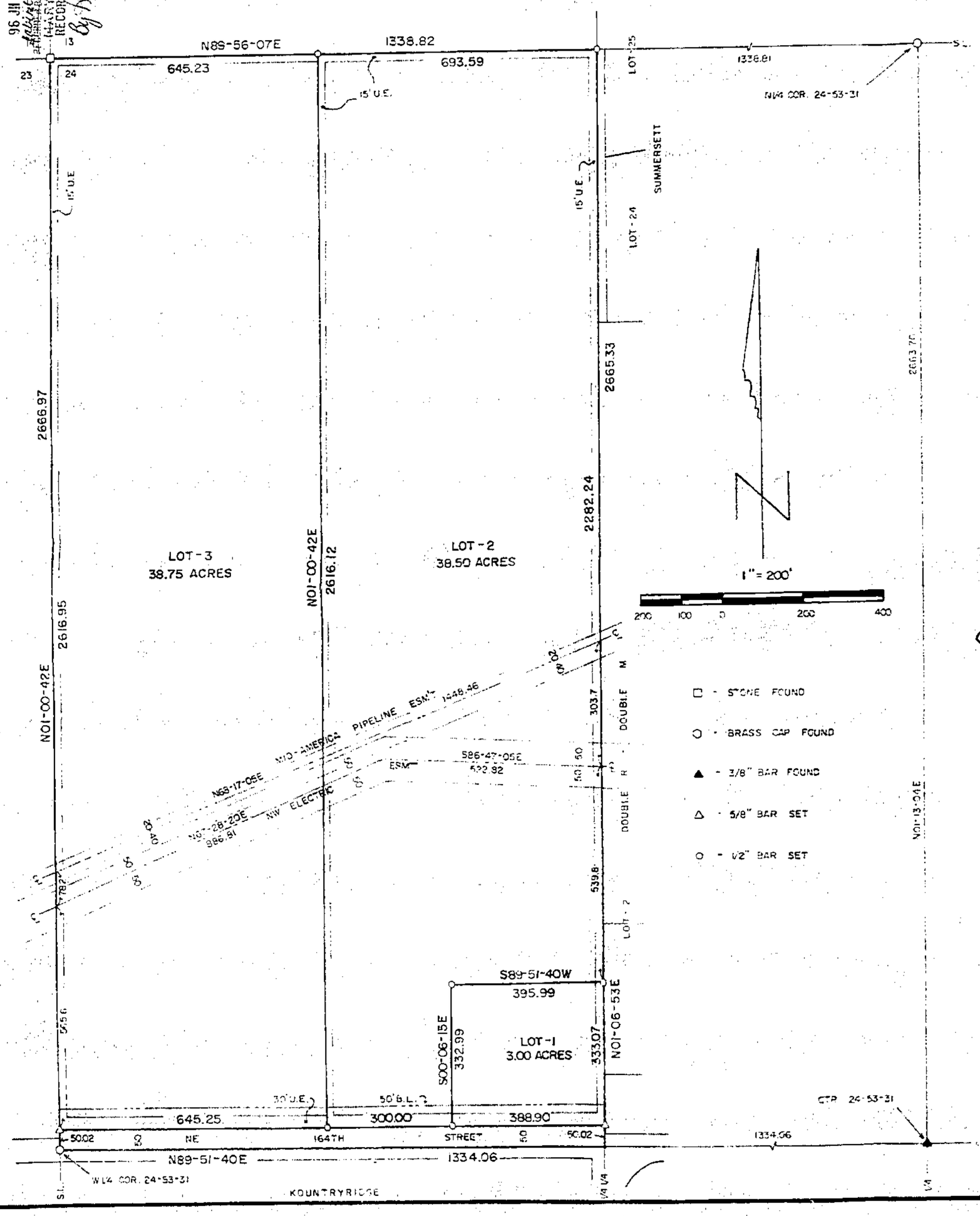
N 1711 JUN 10 1996

STATE OF MO
CLAY COUNTY
I CERTIFY THIS IN REC'D
96 JUN 10 AM 8:30 8
Attest: C. Pierce
HARRY C. MOBERLY
RECORDER OF DEEDS
By Ruth Emery
Deputy

SUNSET RIDGE

FINAL PLAT



DESCRIPTION

All of the W½ of the NW¼ of Section 24, T53N, R31W of the 5th P.M., Clay County, Missouri. Containing 81.78 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 SUNSET RIDGE and shall consist of a total of three (3) lots.

In testimony whereof, Roger A. & Brenda S. Smith, husband & wife, and Carl A. & Gwendolyn R. Smith, husband & wife, have subscribed their names this 28 day of May, 1996.

Roger A. Smith — Brenda S. Smith — Carl A. Smith — Gwendolyn R. Smith

Be it remembered that on this 28 day of May, 1996, 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: 6-18-98

Notary Public

APPROVALS AND ACCEPTANCES

This plat of SUNSET RIDGE has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 7th day of May, 1996.

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

Presiding Commissioner — Jay Lawson, Eastern Commissioner — Freddie M. Nicholas, Western Commissioner

These easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri, this 3 day of June, 1996.

Pamela S. Mason
County Clerk

Entered on transfer record this _____ day of _____, 1996.

County Recorder

NOTES

1. Developer: Roger Smith and Carl Smith, 20018 NE 170th St, Kearney, MO 64060.
2. Surveyor: Terry M. McCanless, PO Box 63, Richmond, MO 64085.
3. Subdivision is in Flood Hazard Zone "C".
4. Bearing System is assumed.
5. Survey Classification is "C".
6. Record Reference: Book 2460 Page 190.
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.

8/2/96 RSM Calc C

Book 2508 Page 526

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 at CSR 30-8.020

Date: 5-1-96 Signed: Terry M. McCanless MO. REG. NO. 2143

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

M & M LAND SURVEYING SERVICE, INC.
P.O. BOX 63, RICHMOND, MO 64085
816/776-6343

SURVEY FOR: ROGER SMITH
KEARNEY, MO.

2-20-1996	95-158	1" = 200'	RE	96-4844

Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com