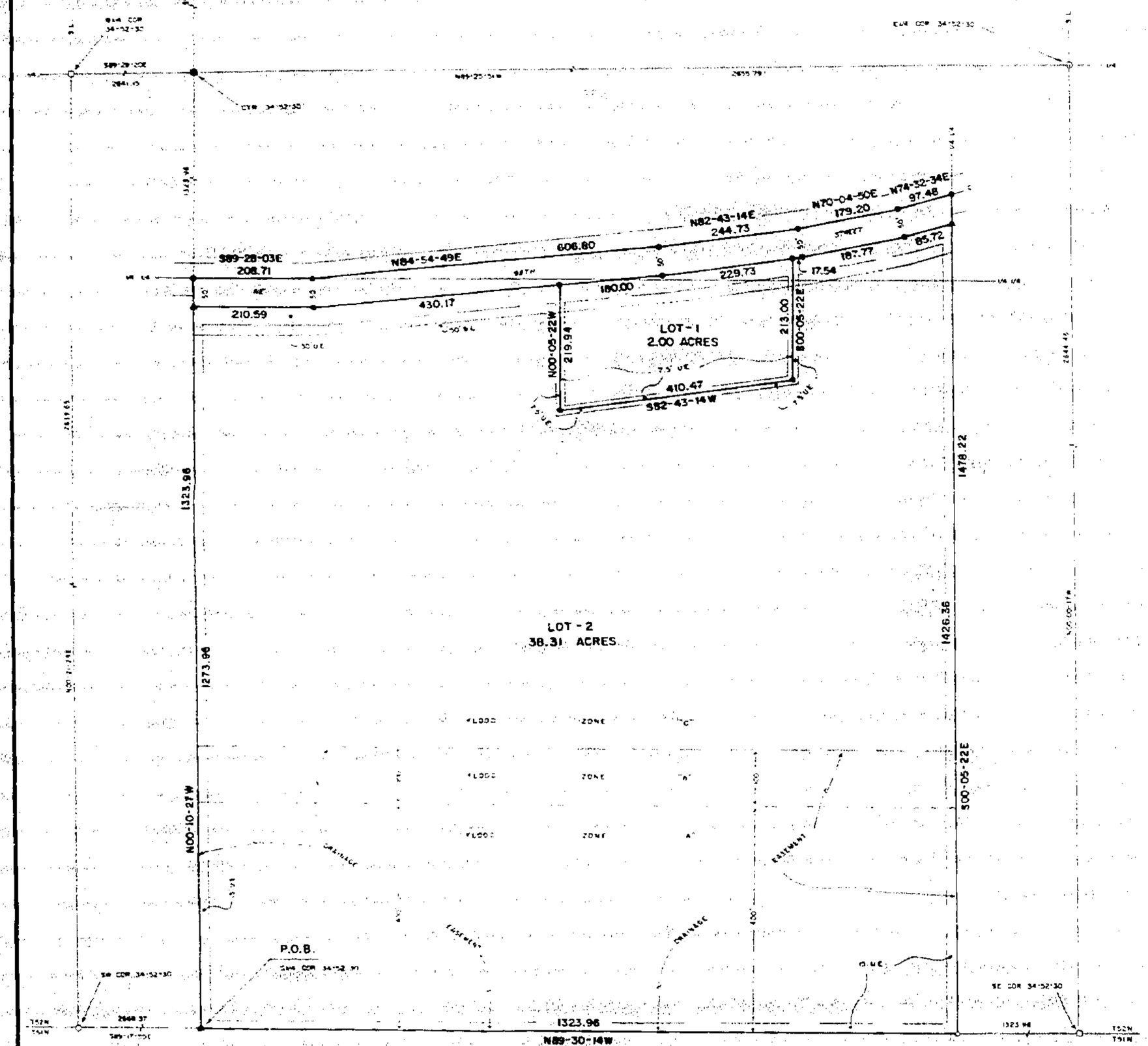
Clay County, Missouri
Land Survey Document

N 2751

JUN 13 1996

PUDDLES ACRES

FINAL PLAT



DESCRIPTION

That portion of the NW of the SW of Section 34, T52N, R30W of the 5th P.M., Clay County, Missouri, lying South of NE 98th Street and further described as follows: Beginning at the SW corner of said Section 34; N00-10-27W, 1323.96 feet along the West line of said NW, 1/4 to the NW corner of the SW of the SW of said Section 34; thence N89-30-14W, 206.71 feet along the North line of said SW, 1/4; thence Easterly, along the centerline of NE 98th Street, the following courses: N84-54-49E, 606.80 feet; N82-43-14E, 244.73 feet; N70-04-50E, 179.20 feet; N74-32-34E, 97.48 feet to the East line of said NW, 1/4 SW, 1/4; thence S00-05-22E, 1478.22 feet along said East line to the SE corner of said NW, 1/4 SW, 1/4; thence N89-30-14W, 1323.96 feet along the South line of said NW, 1/4 SW, 1/4 to the point of beginning. Said portion contains 41.05 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, sewer, 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, pavement, grass, shrubs, or such fences) nor shall there be any obstruction to interfere with the grants and employees of Clay County, Missouri, and the 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 easements.

STREETS: The streets shown on this plat and hereinafter 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 building 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 pursuant to this plat, which subdivision shall be known as PUDDLES ACRES, and shall consist of a total of two (2) lots.

In testimony whereof, Joseph A. & Carolyn M. Kirkman, husband & wife, have subscribed their names this 29th day of May, 1996.

Joseph A. Kirkman — Carolyn M. Kirkman

Be it remembered that on this 29th 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.

Virginia Lee Kirk — Notary Public, Notary Seal, State of Missouri, My Commission Exp. 02-11-2000

My commission expires: _____ Notary Public

APPROVAL AND ACCEPTANCES

This plat of PUDDLES ACRES has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 10th day of May, 1996.

Chairman, Planning Commission — Secretary, 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 10 day of June, 1996.

Pamela Simmons
County Clerk

Recorded in transfer records this _____ day of _____, 19__.

_____ County Recorder

NOTES:

1. Owner: Joseph & Carolyn Kirkman, 27305 Hills Rd., Excelsior Springs, MO 64024.
2. Surveyor: Terry M. McCanless, PO Box 181, Richmond, MO 64085.
3. Subdivision is in Flood Hazard Zones "C" and "A".
4. Bearing System is assumed.
5. Survey Classification is "C".
6. Record References: Book 2348 Page 394.
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 Development or the Clay County Planning and Zoning Department for further information.
8. The respective owners of Lots 1 and 2 of Puddles Acres, shall connect to the public water supply system within 90 days of its availability, in accordance with the Clay County Subdivision Regulations.

- BRASS CAP FOUND
- 4 1/2" PIPE FOUND
- 3/4" BAR FOUND
- 3/8" BAR FOUND
- 1/2" BAR FOUND
- CORNER POST FOUND
- 5/8" BAR SET
- 1/2" BAR SET

1" = 100'

STATE OF MISSOURI — TERRY M. McCANLESS — NUMBER LS-2142 — REGISTERED LAND SURVEYOR

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 and that the area of the 3 lots of Meadow and Oak 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 30-6.020.

Date 5-20-96 Signed Terry M. McCanless MO. REG. NO. 2142

M & M LAND SURVEYING SERVICE, INC.
P.O. BOX 81, RICHMOND, MO 64085
(816) 776-6343

SURVEY FOR: JOE KIRKMAN, EXCELSIOR SPRINGS, MO.

5-20-1996	96-166	1" = 100'	RE	96-4910

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