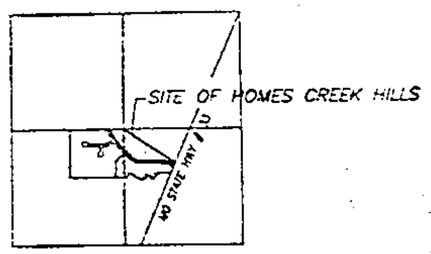
Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

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

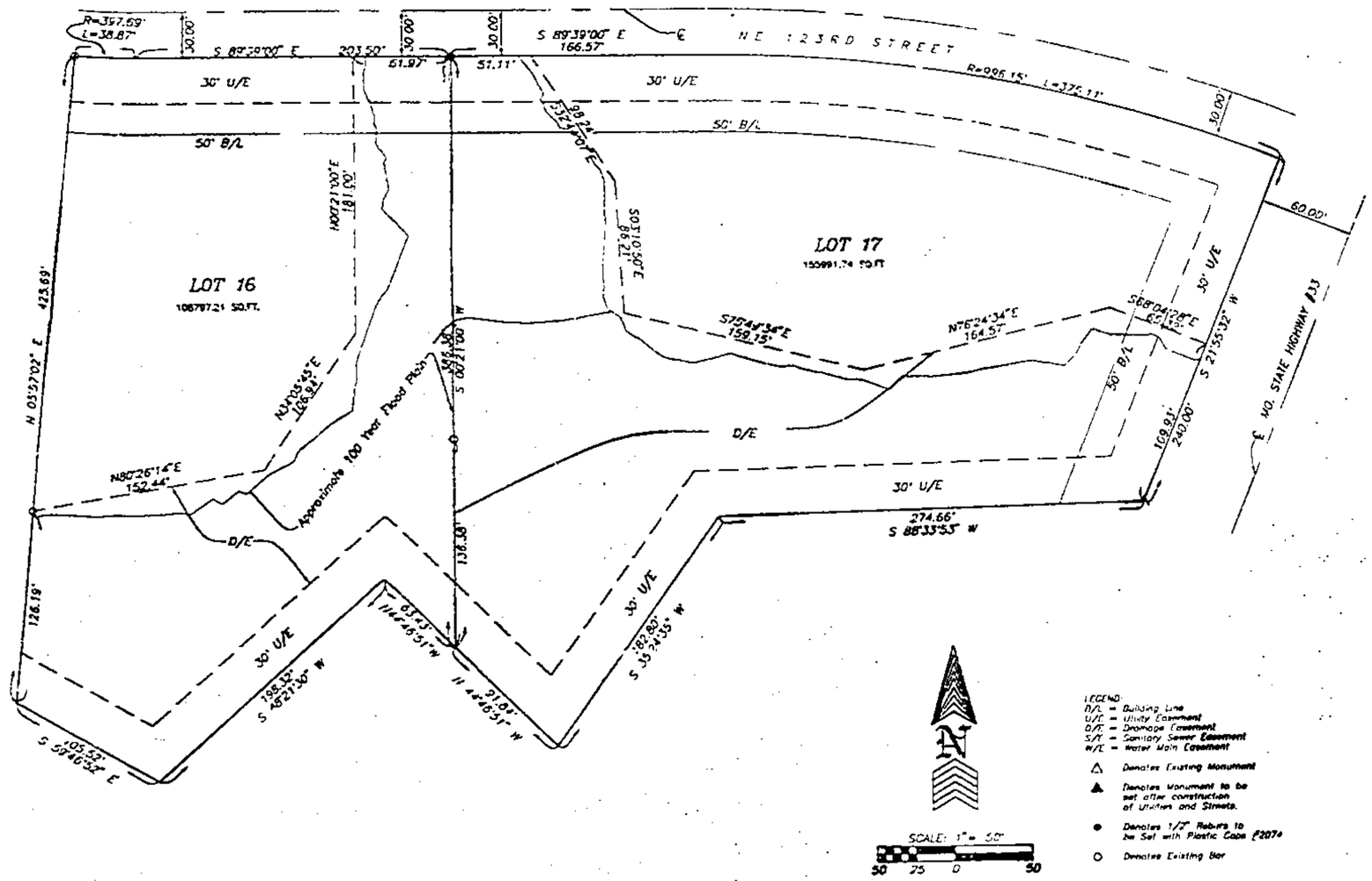
REPLAT OF LOTS 16 & 17, HOLMES CREEK HILLS

FINAL PLAT
Clay County, Missouri



SEC. 15-52-31

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

LEGAL DESCRIPTION: HOLMES
Lots 16 and 17, as shown on the recorded plat of HOMES CREEK HILLS, a subdivision of land in Clay County, Missouri. Containing 3.5 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 "REPLAT OF LOTS 16 & 17, HOLMES CREEK HILLS"

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 roads, walks, fences and fences) nor shall there be any construction 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, John A. Boyd and Elizabeth J. Boyd, husband and wife have subscribed their names this 28th day of June, 1996.

John A. Boyd — Elizabeth J. Boyd

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 28th day of June, in the year 1996, before me a Notary Public in and for said State, Personally appeared John A. Boyd and Elizabeth J. Boyd, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my seal the year and date last written above

My Commission Expires March 27, 2000

Notary Public

IN TESTIMONY WHEREOF, Kermit N. Davis and Mary Ellen Davis, husband and wife have subscribed their names this 5th day of July, 1996

Kermit N. Davis — Mary Ellen Davis

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 5th day of July, in the year 1995, before me a Notary Public in and for said State, Personally appeared Kermit N. Davis and Mary Ellen Davis, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my seal the year and date last written above

My Commission Expires March 27, 2000

Notary Public

The plat of REPLAT OF LOTS 16 & 17, HOLMES CREEK HILLS has been submitted to and approved by the Clay County Planning Commission this 17th day of June, 1996

Stuart N. Boardman — DIRECTOR
CHAIRMAN
Fred Lucas — COUNSELOR

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

ATTEST:

Presiding Commissioner

Western District Commissioner

County Clerk

Eastern District Commissioner

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

County Recorder

I hereby certify that the plat of REPLAT OF LOTS 16 & 17, HOLMES CREEK HILLS 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, the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 6-28-96 — SAM A. AYLETT, LS-2074

MISSOURI — AYLETT NUMBER 2074 — LAND SURVEYOR

A TITLE REPORT HAS BEEN RECEIVED BY COLUMBIAN NATIONAL TITLE INSURANCE COMPANY
FILE NO. C-16045, EFFECTIVE DATE OCTOBER 17, 1995

NOTE: BEARING SYSTEM FROM RECORDED PLAT OF HOLMES CREEK HILLS

SEWER DISPOSAL – SEPTIC

SOIL TYPE – SHARPSBURG-MAXICBURG ASSOCIATION AND SNEAD-LADOGA ASSOCIATION

FLOOD ZONES A, B, & C PER FIRM MAP

ZONING R-1

Note: There is an affidavit filed in Book 2528, at Page 368, in the Recorder of Deeds Office of Clay County, Missouri, which describes the changes made to the 100 year flood plain as shown on the original Plat of HOMES CREEK HILLS.

JOB NUMBER
27551

Prepared For:
JOHN A. BOYD
1607 PARK LANE
KEARNEY, MISSOURI 64060