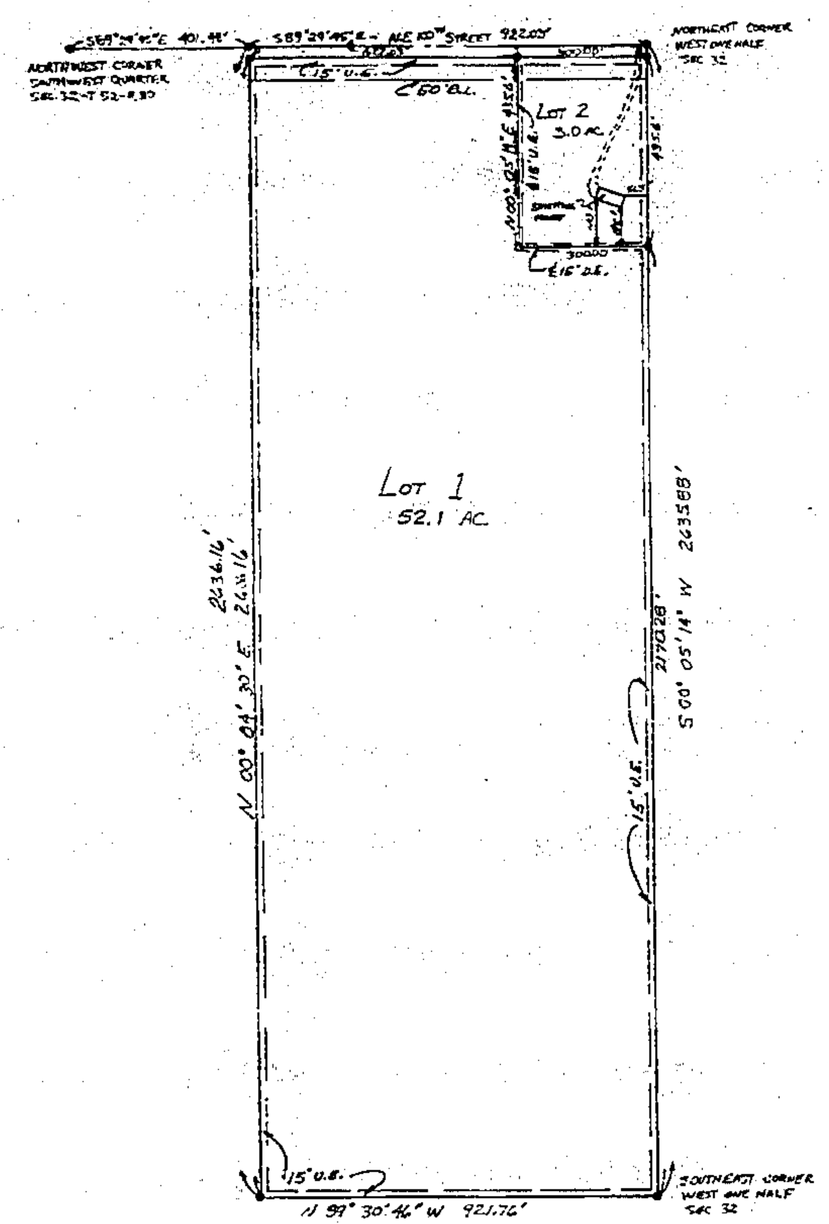
Clay County, Missouri
Land Survey Document

N 12965

FINAL PLAT OF DUNCANS ADDITION

A SUBDIVISION IN CLAY COUNTY, MISSOURI.



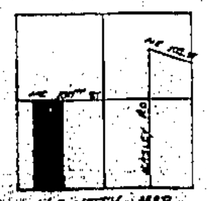
BEARING REFERENCE:
BEARINGS WERE TAKEN FROM DEED.

SEE BOOK ___ PAGE ___

LEGEND
● FOUND ½" BAR
○ SET ½" BAR

NORTH

SCALE 1"=200'
DATE 5-28-96



VICINITY MAP
SEC 32-T52-R30

LAND SURVEY NORTH
a division of McAlk Enterprises, Inc.
[illegible]

ORDERED BY: DARREN DUNCAN & TERI J. DUNCAN

DESCRIPTION:
All that part of the Southwest Quarter of Section 32, Township 52, Range 30, Clay County, Missouri, described as follows: Beginning at a point on the North line of the Southwest Quarter of said Section 32, said point being South 89 degrees 29 minutes 45 seconds East a distance of 401.48 feet from the Northwest corner of the Southwest Quarter of said Section 32; thence South 89 degrees 29 minutes 45 seconds East along the North line of the Southwest Quarter of said Section 32, a distance of 922.03 feet to the Northeast corner of the West One Half of the Southwest Quarter of said Section 32; thence South 0 degrees 05 minutes 14 seconds West along the East line of the West One Half of the Southwest Quarter of said Section 32, a distance of 2635.88 feet to the Southeast corner of the West One Half of the Southwest Quarter of said Section 32; thence North 89 degrees 30 minutes 46 seconds West along the South line of the Southwest Quarter of said Section 32, a distance of 921.76 feet; thence North 0 degrees 04 minutes 30 seconds East and parallel to the West line of the Southwest Quarter of said Section 32, a distance of 2636.16 feet to the Point of Beginning.

IN TESTIMONY WHEREOF: The undersigned proprietors, owners, have hereunto subscribed their names this 14th day of August, 1996.

Darren Duncan Teri J. Duncan

DEDICATION: The undersigned proprietor of the tract of land described hereon has been caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as DUNCANS ADDITION.

EASEMENTS: An easement or license is hereby granted to Clay County, Missouri, for the purpose of locating, construction, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, including, but nor 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 or thereon or thereover any structures (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 reasonable necessary in exercising the rights granted by the easement.

STREETS: Streets shown on this plat and not heretofore dedicated 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.

STATE OF MISSOURI, CLAY COUNTY, SS.

Be it remembered on this 14th day of August, 1996, before me, a Notary Public in and for said County and State, came Darren Duncan and Teri J.Duncan, Husband and wife, owners, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notorial seal at my office in said County and State, the day and year last above.

Patti R. Thomas My commission expires: June 22, 1999
Notary Public in and for said County and State

APPROVALS AND ACCEPTANCES

This final plat of DUNCANS ADDITION has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved. Dated this 6th day of August, 1996.

Chairman, Planning Commission Stuart N. Badus
Director, Planning Commission

Presiding Commissioner Eastern Commissioner

Western Commissioner County Counselor

These easements and Right-of-Way accepted by the County Governing Body of Clay County, Missouri, This 28th day of Aug, 1996.

Pamela J. Mason
County Clerk

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

County Recorder

I HEREBY CERTIFY: that this Certificate of Survey 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 adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivision to the best of my professional information, knowledge and belief.

Michael L. Baldus
Michael L. Baldus L.S. 2131

http://www.ClayCoGov.com