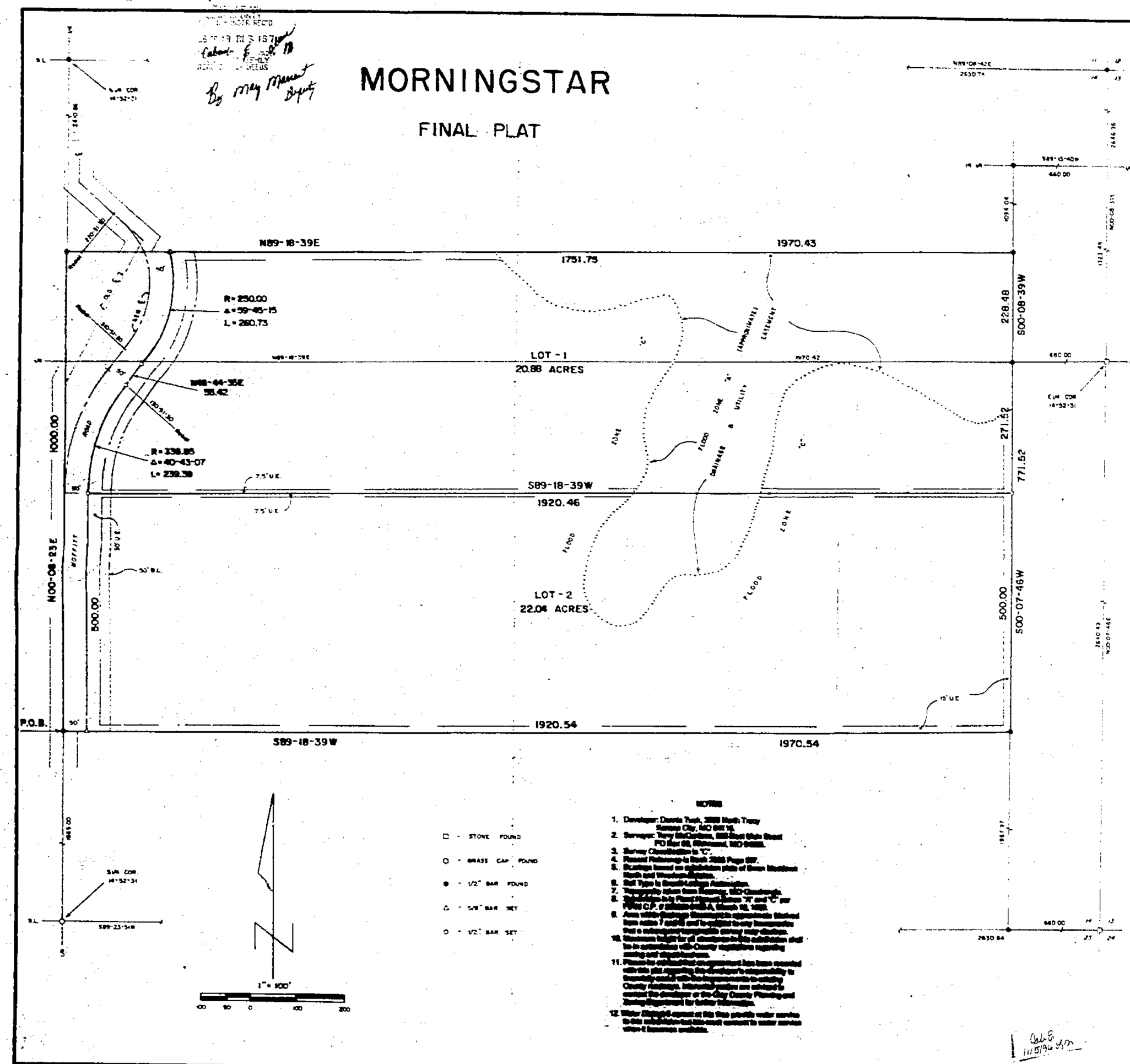
Clay County, Missouri
Land Survey Document

N 14557 SEP 13 1996

MORNINGSTAR

FINAL PLAT



- □ - STONE FOUND
- ○ - BRASS CAP FOUND
- ● - 1/2" BAR FOUND
- △ - 5/8" BAR SET
- ○ - 1/2" BAR SET

NOTES

1. Developer: Dennis Tuck, [illegible] North Tracy Kansas City, MO [illegible].
2. Surveyor: Terry McCanless, [illegible] East Main Street PO Box [illegible], Richmond, MO [illegible].
3. Survey Classification is "C".
4. Record Reference is Book [illegible] Page [illegible].
5. Bearings based on subdivision plats of Green Meadows North and Woodland Estates.
6. Set Pipe is Southwestern Association.
7. Topography taken from Mapping, MO-Quadrangle.
8. [illegible] Flood Insurance Rates "A" and "C" per Flood C.I.P. [illegible] A, March 18, 1980.
9. Area within Flood Hazard Zone is approximate. Method from section 7 manual and by certified survey measurements that is subsequent to preliminary survey map submittal.
10. Minimum height of structures in this subdivision shall be in accordance with County regulations regarding construction.
11. Plans for individual engagement has been executed with this plat regarding the developer's responsibility to construct and/or fund improvements to satisfy County Standards. Individual builders are referred to contact the developer or the Clay County Planning and Zoning Department for further information.
12. Water District contract for this tract provide water service to this subdivision but does not contract to water service within it boundaries.

DESCRIPTION

That portion of the SE¼ of the NW¼ and of the [illegible] of Section 14, T53N, R33W of the 5th P.M., Clay County, Missouri, described as follows: Beginning at a point on the West line of said SE¼ that is N00-08-23E, [illegible] feet from the S¼ corner of said Section 14; thence N00-08-23E, [illegible] feet along said West line and along the West line of said SE¼; thence N89-18-39E, [illegible] feet parallel with the South line of said SE¼, N¼ (also the North line of said NW¼); thence S00-08-39W, 228.48 feet parallel with the East line of said NW¼ to said South line (also said North line); thence S89-18-39W, 771.52 feet parallel with the East line of said NW¼; thence S00-07-46W, 500.00 feet parallel with said North line to the point of beginning. Said portion contains 45.[illegible] 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, 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.

COMMON: The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby no 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 MORNINGSTAR and shall consist of a total of two (2) lots.

In testimony whereof, Dennis E. & Jacqueline M. Tuck, husband & wife, and David E. & Cheryl L. Jones, husband & wife, have subscribed their names this 12 day of August, 1996.

Dennis E. Tuck — Jacqueline M. Tuck

David E. Jones — Cheryl L. Jones

Be it remembered that on this 12th day of August, 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 [illegible].

STATE OF MISSOURI)
COUNTY OF _____)

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

My commission expires June 22, 1999

Patti R Thomas
Notary Public

APPROVALS AND ACCEPTANCES

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

Chairman, Planning Commission — Secretary, Planning Commission

Presiding Commissioner — Western Commissioner

Eastern Commissioner — County Counselor

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

County Clerk

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

County Recorder

SEE DOCK [illegible] PAGE 545

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

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct personal supervision and to the best of my knowledge and belief, I am a duly registered Land Surveyor under the laws of the State of Missouri and the survey was performed in accordance with the requirements of the plaintiff's for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors (20-8.020).

Date 8-7-96 Signed Terry M. McCanless MO REG. NO. 2143

M & M LAND SURVEYING SERVICE, INC.
P O BOX 53, RICHMOND, MO 64085
816/776-6343

SURVEY FOR: DENNIS TUCK KANSAS CITY, MO.				
7-2-1996	85-28	1" = 100'	RE	96-4904

http://www.ClayCoGov.com