Clay County, Missouri
Land Survey Document

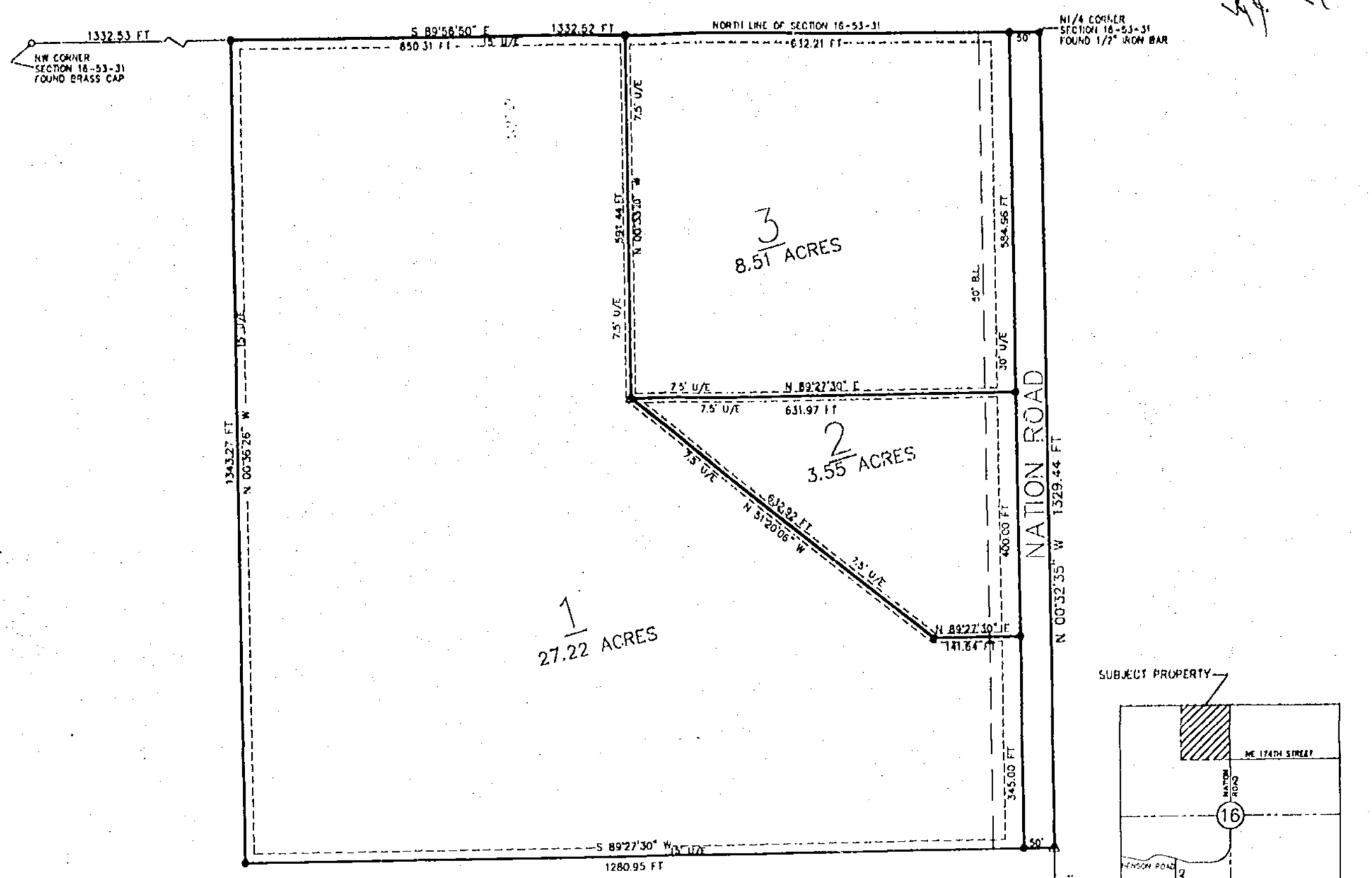
N 20159 NOV 4 1996

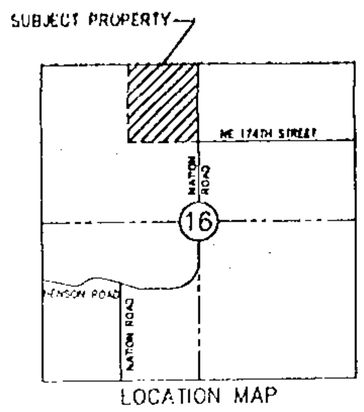
# WILLOW CREEK FARM

## FINAL PLAT

NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 53, RANGE 31

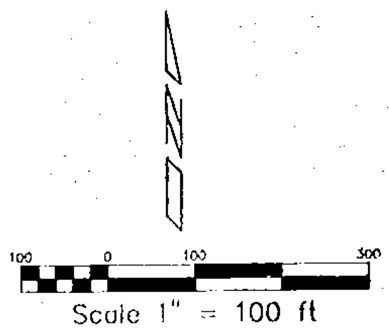
A SUBDIVISION IN CLAY COUNTY, MISSOURI




LOCATION MAP

NE1/4, NW1/4 SECTION 16-53-31




Scale 1" = 100 ft

▲ = Set Permanent Monument LS 2349
● = Set Bar with Cap LS 2349
O = Found Bar
B.L. = Building Line
U.E. = Utility Easement

CENTER
SECTION 16-53-31
FOUND 1/2" IRON BAR

LEGAL DESCRIPTION:
ALL OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 53, RANGE 31, IN CLAY COUNTY, MISSOURI, CONTAINING 40.85 ACRES AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, EXCEPT THAT PART IN ROADWAYS.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall be hereafter be known as "WILLOW CREEK FARM".

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 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 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: J.W. Butler III and Sallie B. Cates Butler, husband and wife have subscribed their names this 17th day of September, 1996.

J.W. BUTLER III — SALLIE B. CATES BUTLER

STATE OF MISSOURI } s.s.
COUNTY OF CLAY }

On this 17th day of September, in the year 1996, before me a Notary Public in and for said State. Personally appeared J.W. Butler III and Sallie B. Cates Butler, 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.

Darlene Logan, Notary Public
Clay County, State of Missouri
My Commission Expires: My Commission Expires 8/30/98

NOTARY PUBLIC

This plat of WILLOW CREEK FARM has been submitted to and approved by the Clay County Planning Commission this 6th day of August, 1996.

COUNSELOR — CHAIRMAN — DIRECTOR

These easements and rights of way accepted by the County Governing Body of Clay County, Missouri, this 30th day of September, 1996.

ATTEST:

County Clerk

Presiding Commissioner
Western District Commissioner
Eastern District Commissioner

STATE OF MISSOURI } s.s.
COUNTY OF CLAY }

This is to certify that this instrument was filed for record in the Recorder of Deeds Office on the _____ day of _____, 1996, in Cabinet _____ Sleeve _____ at _____ AM/PM O'Clock.

DEPUTY — RECORDER OF DEEDS

GENERAL NOTES:
CURRENT ZONING CLASSIFICATION: AGRICULTURE
SOIL CLASSIFICATIONS:
A. REFERENCE: JAN 1986 SOIL SURVEY OF CLAY AND RAY COUNTIES
B. TYPES
1. 36 BREMER
2. 26B LADOGA
3. 41D2 ARMSTER
FLOOD PAIN INFORMATION:
A. ZONE C
B. CLAY COUNTY MISSOURI (UNINCORPORATED AREAS)
C. COMMUNITY PANEL NO. 290086 0050A, MARCH 18, 1980
SEWER DISPOSAL
SEPTIC

I HEREBY CERTIFY; that the within plat of WILLOW CREEK FARM subdivision is based on an actual survey made by me or under my direct supervision and that the 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 Surveys of the State of Missouri. I further certify that the bearings shown on this plat are based on assumed bearings; that the section and sectional subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that the lot corners and street centerlines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Clay County statutes, ordinances and regulation [illegible] the practice of surveying and the platting of subdivision to the [illegible] professional knowledge and belief.

STATE OF MISSOURI — BOB W. STEVENS — LS 2349

9-6-96
Date

Bob W. Stevens

J.W. BUTLER III AND SALLIE B. CATES BUTLER
101 SOUTH CRANE
KEARNEY, MISSOURI 64060

Logan & Associates, INC.
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Liberty, MO. 64068
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Fax 781-7483
SURVEYORS ENGINEERS PLANNERS

Job No: 96-593
Date: 7-2-96
Scale: 100
Sheet No.
1 OF 1

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