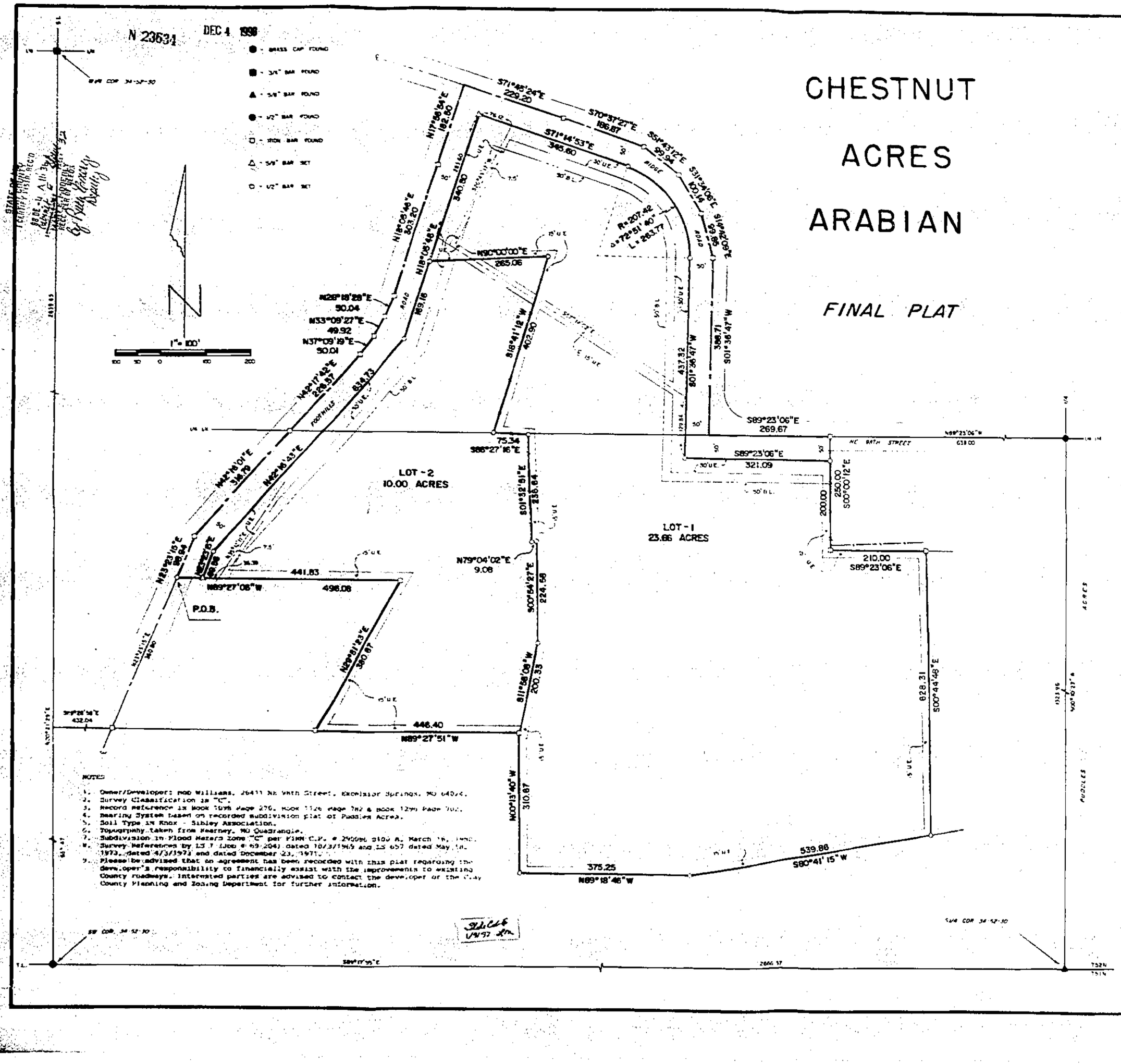
Clay County, Missouri
Land Survey Document



NOTES

1. Owner/Developer: Rob Williams, 26411 NE 96th Street, Excelsior Springs, MO 64024.
2. Survey Classification is "C".
3. Record reference is Book 1096 Page 270, Book 1126 Page 782 & Book 1290 Page 700.
4. Bearing System based on recorded subdivision plat of Puddles Acres.
5. Soil Type is Knox - Sibley Association.
6. Topography taken from Kearney, MO Quadrangle.
7. Subdivision in Flood Hazard Zone "C" per FIRM C.P. # 290086 0100 A, March 18, 1980.
8. Survey References by LS 7 (Job # 69-204) dated 10/3/1969 and LS 657 dated May 18, 1973, dated 4/3/1972 and dated December 23, 1971.
9. Please be advised that an agreement has been recorded with this plat regarding the developer's responsibility to financially assist with the improvements to existing County roadways. Interested parties are advised to contact the developer or the Clay County Planning and Zoning Department for further information.

DESCRIPTION

That portion of the SW¼ of Section 34, Township 52 North, Range 30 West of the 5th P.M., Clay County, Missouri, described as follows: Commencing at the SW corner of said Section 34; thence N00°13'40"W, 885.47 feet along the West line of said SW¼; thence S89°28'58"E, 432.04 feet to the centerline of Foothills Road; thence N33°09'19"E, [illegible] feet along said centerline to the point of beginning of the land herein described; thence Northeasterly along said centerline the following course: N42°17'42"E, 50.94 feet; N44°10'01"E, 316.79 feet; N42°16'43"E, 226.57 feet; N37°09'19"E, 50.01 feet; N33°09'27"E, 49.92 feet; N26°18'28"E, 50.04 feet; N18°06'46"E, 303.20 feet; N11°56'54"E, 182.50 feet to the centerline of Ridge Road; thence Southeasterly along said centerline the following course: S71°45'24"E, 229.20 feet; S70°31'27"E, 186.87 feet; S71°43'12"E, 99.94 feet; S31°34'08"E, 100.14 feet; S14°42'09"E, 99.85 feet; S01°36'47"W, 388.71 feet to the East-West centerline of said SW¼; thence S89°23'06"E, 269.67 feet along said E-W centerline; thence S00°00'12"E, 250.00 feet; thence S89°23'06"E, 210.00 feet parallel with said E-W centerline; thence S00°44'48"E, 828.31 feet; thence S80°41'15"W, 539.86 feet; thence N89°18'46"W, 375.25 feet; thence N00°13'40"W, 310.87 feet; thence N89°27'51"W, 446.40 feet; thence N00°54'27"E, 380.87 feet; thence N89°27'06"W, 498.08 feet to the point of beginning. Said portion contains 15.61 acres and is subject to all easements, restrictions, reservations and rights of ways 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, 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 constructions 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 there over 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 on much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement.

STREETS : The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINE : 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 CHESTNUT ACRES ARABIAN and shall consist of a total of two (2) lots.

In testimony whereof, Robert B. & Cheryl Lee Williams, husband and wife, have subscribed their names this 19th day of November, 1996.

Robert B. Williams
Robert B. Williams

Cheryl Lee Williams
Cheryl Lee Williams

Be it remembered that on this 19th day of November, 1996, before me, a notary public in and for said County and State, personally appeared the above persons, who executed the foregoing instrument in 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.

STATE OF MISSOURI :
COUNTY OF CLAY

My commission expires : May 17, 2000

Virginia LaKey
Notary Public

Virginia LaKey
Notary Public
Jackson County
My Commission Expires May 17, 2000

APPROVAL AND ACCEPTANCE

This plat of CHESTNUT ACRES ARABIAN has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 5th day of November, 1996.

Chairman, Planning Commission

Stuart N. Borders
Secretary, Planning Commission

Presiding Commissioner

Eastern Commissioner

Western Commissioner

These documents and rights of way accepted by the County Governing Body of Clay County, Missouri, this 4th day of December, 1996.

Pamela S. Nason
County Clerk

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

County Auditor

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Missouri and this survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Surveyors & CDA 8.8100 ...

Date 11-18-96 Signed Terry M. McCanless MO REG NO 2143

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

M & M LAND SURVEYING SERVICE, INC
P.O. BOX 68, RICHMOND, MO 64085
816/776-6343

SURVEYOR ROBERT & CHERYL WILLIAMS
EXCELSIOR SPRINGS, MO.

10-4-1996	96-177	1" = 100'	RE	96-5063

http://www.ClayCoGov.com