Clay County, Missouri
Land Survey Document

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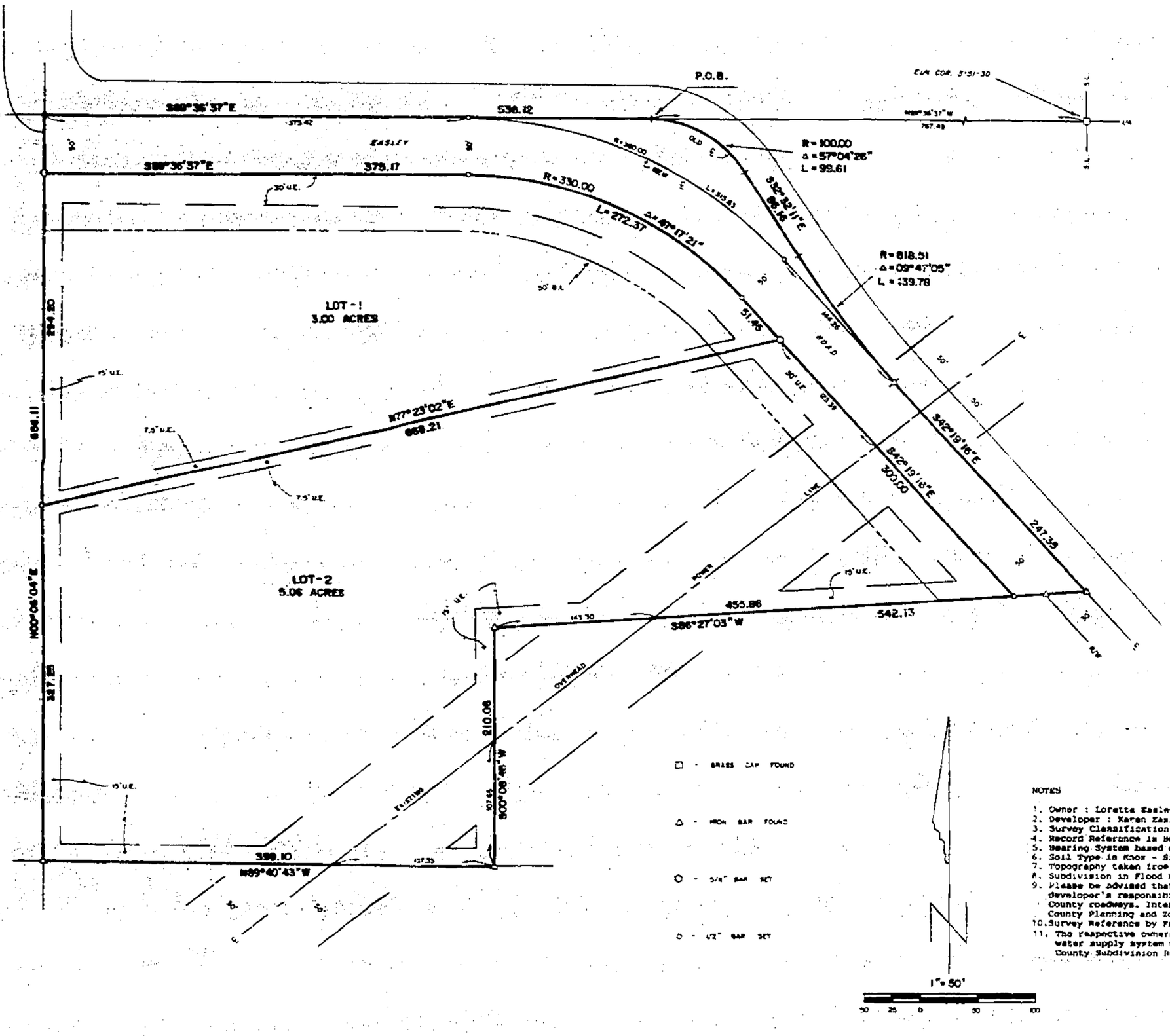
DEC 23 1996 N 25514

STATE OF MO
CLAY COUNTY
RECORDER INSTR.REC'D
96 DE 23 AM 10:50
BOOK 6 PAGE 34
MARY L. MARBERLY
RECORDER OF DEEDS
By Mary Marberly Dep

EASLEY MEADOW

FINAL PLAT



□ - BRASS CAP FOUND

△ - IRON BAR FOUND

○ - 5/8" BAR SET

◇ - 1/2" BAR SET

1" = 50'

50 25 0 50 100

DESCRIPTION

That portion of the SE¼ of Section 5, Township 51 North, Range 30 West of the 5th P.M., Clay County, Missouri, described as follows: Beginning at a point on the North line of said SE¼ that is N89°36'37"W, 767.49 feet from the E¼ corner of said Section 5; thence Southeasterly along a curve to the right, having a radius of 100.00 feet, through a central angle of 57°04'26", an arc length of 99.61 feet along the existing centerline of Easley Road; thence S32°32'11"E, 86.16 feet along said centerline; thence Southeasterly along a curve to the left, having a radius of 818.51 feet, through a central angle of 09°47'05", an arc length of 139.78 feet along said centerline; thence S42°19'16"E, 247.35 feet along said centerline; thence S86°27'03"W, 542.13 feet; thence S00°08'48"W, 210.06 feet; thence N89°40'43"W, 399.10 feet; thence N00°06'04"E, 656.11 feet to the North line of said SE¼; thence S89°36'37"E, 536.12 feet along said North line to the point of beginning. Said portion contains 9.43 acres and is subject to all easements, restrictions, reservations and right 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 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 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 as 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 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 EASLEY MEADOW and shall consist of a total of two (2) lots.

In testimony whereof, Loretta Easley has subscribed her name this second day of December, 1996.

Loretta Easley
Loretta Easley

Be it remembered that on this 2nd day of December, 1996, before me, a notary public in and for said County and State, personally appeared the above persons, whom 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 written.

STATE OF MISSOURI)
COUNTY OF CLAY)

My commission expires : May 11, 2000

Virginia Lee Kotz
Notary Public

Virginia Lee Kotz
Notary Public, State of Missouri
County of Clay
My Commission Exp. 5/11/2000

APPROVALS AND ACCEPTANCES

This plat of EASLEY MEADOW 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. Bodeis
Director, Planning Commission

Presiding Commissioner

Rondal L. Mason
County Counselor

Eastern Commissioner

Freddie M. Nichols
Western Commissioner

These easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri, this 17th day of December, 1996.

Rondal L. Mason
County Clerk

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

County Recorder

NOTES

1. Owner : Loretta Easley, 9116 Easley Road, Excelsior Springs, MO 64024.
2. Developer : Karen Easley, 609 Old Orchard, Excelsior Springs, MO 64024.
3. Survey Classification is "C".
4. Record Reference is Book 1240 Page 928.
5. Bearing System based on recorded subdivision plat of Easley Acres.
6. Soil Type is Knox - Sibley Association.
7. Topography taken from Kearney, MO Quadrangle.
8. Subdivision in Flood Hazard Zone "C" per FIRM C.P. # 290086 0100 A, March 18, 1980.
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.
10. Survey Reference by Fred Woods, LS 457, for Rob Easley, dated November 30, 1978.
11. The respective owners of Lots 1 and 2 of Easley Meadow, shall connect to the public water supply system within 90 days of its availability, in accordance with the Clay County Subdivision Regulations.

Book 1240 Page 928

TERRY M. McCARTER
NUMBER
LS-2143

SURVEYOR'S CERTIFICATION

I hereby certify that I have carefully and personally performed the work shown on this plat, 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, and Land Surveyors, 4 CSR 30-2.010.

Date 11-11-96 Signed Terry M. McCarter
Terry M. McCarter MO. REG. NO. PLS 2143

M & M LAND SURVEYING & SERVICES, INC.
P.O. BOX 55, SMITHVILLE, MO 64089
816/270-2000

SURVEY FOR: KAREN EASLEY
EXCELSIOR SPRINGS, MO.

9-18-1996	38-177	1"=50'	MN-CF-RE	96-4980