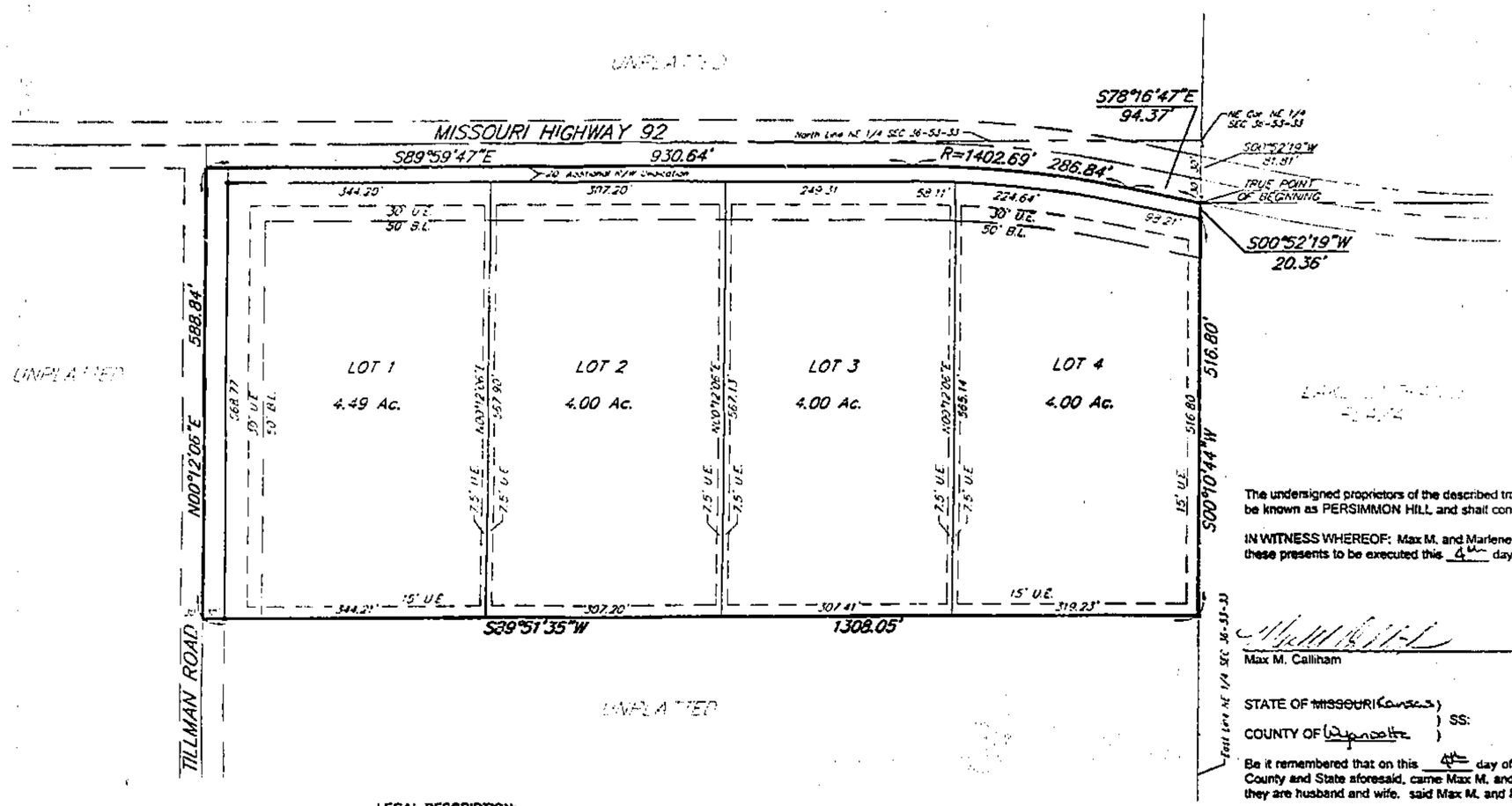
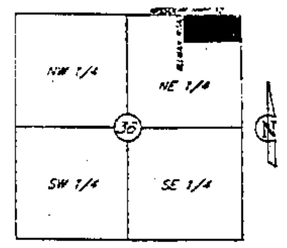
N 33774

MAR 10 1997

PERSIMMON HILL

A SUBDIVISION IN CLAY COUNTY, MISSOURI





LOCATION MAP
Sec. 36, Twp. 53 N., Rge. 33 W.
(N.T.S.)

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 PERSIMMON HILL, and shall consist of a total of four (4) lots.

IN WITNESS WHEREOF: Max M. and Marlene Callihan, Husband and Wife licensed to do business in the State of Missouri, has caused these presents to be executed this 4th day of February, 1997.

Max M. Callihan

Marlene Callihan

SCALE
0' 100' 200'
1" = 100'

LEGEND
■ - SET 5/8" Bar
U.E. - Utility Easement
B.L. - Building Line

STATE OF ~~MISSOURI~~ Kansas)
) SS:
COUNTY OF Wyandotte)

Be it remembered that on this 4th day of February, 1997, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Max M. and Marlene Callihan, to me personally known, who being by me duly sworn, did say that they are husband and wife. said Max M. and Marlene Callihan, acknowledged said instrument to be their free act and deed

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

Notary Public-State of Kansas
COLLEEN EGAN
My Appt. Exp. 8/4/97

Notary Public

My Commission Expires: 8/4/97

LEGAL DESCRIPTION:

A subdivision of land in the Northeast Quarter of Section 36, Township 53, Range 33, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 00°52'19" West, along the East line of said Northeast Quarter, 81.81 feet to a point on the Southerly Right of Way line of Missouri Highway 92, as now established, said point being also the True Point of Beginning of the tract to be herein described; thence continuing South 00°52'19" West, along said East line and the West line of LAKE ENTRANCE PLAZA, a subdivision of land in Clay County, Missouri, 20.36 feet; thence South 00°10'44" West, along said East line, 516.80 feet; thence South 89°51'35" West,1308.05 feet to a point in the centerline of Tillman Road,as now established; thence North 00°12'06" East along said centerline, 588.84 feet to a point on the aforementioned Southerly Right of Way line of Missouri Highway 92; thence South 89°59'47" East along said Southerly line, 930.64 feet; thence Southeasterly, along said Southerly line, along a curve to the right, tangent to the last described course, having a radius of 1402.69 feet, an arc distance of 286.84 feet; thence South 78°16'47" East, along said Southerly line, 94.37 feet to the True Point of Beginning. Containing 17.49 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

PERSIMMON HILL

EASMENTS: An easement of 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 designed 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 by 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.

NOTE: No Direct Vehicular Access shall be made from Lot 1 onto Missouri Highway 92. Driveway Location and Design for Lot 1 to be approved by the City of Smithville.

Cab E
4/21/97

APPROVALS AND ACCEPTANCES

This plat of PERSIMMON HILL has been submitted to and considered by the Clay County Planning and Zoning Commission and is hereby approved.

DATED this 7th day of January 1997.

Chairman, Planning Commission

Director, Planning Commission

Presiding Commissioner

Eastern Commissioner

Western Commissioner

County Counselor

These easements and rights-of-way accepted by the County Governing body of Clay County, Missouri, this 21st day of Feb, 1997.

County Clerk

Entered on transfer record this _____ day of _____ 1997.

County Recorder

SEE BOOK ____ PAGE ____

This plat and survey of PERSIMMON HILL were executed by John F. Lutjen & Associates, Inc., 5577 NW Barry Road, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of PERSIMMON HILL subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

1-09-97
Date

Signed: W. James Schowe RLS #1969
W. James Schowe

JOHN F. LUTJEN & ASSOCIATES, INC.
Civil Engineers – Land Surveyors – Landscape Architects
5577 NW. BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4320 FAX (816) 587-1383

DATE: 1-09-97 | Job No. – 96077 | File Name– PERHILL

Clay County, Missouri
Land Survey Document