Clay County, Missouri
Land Survey Document

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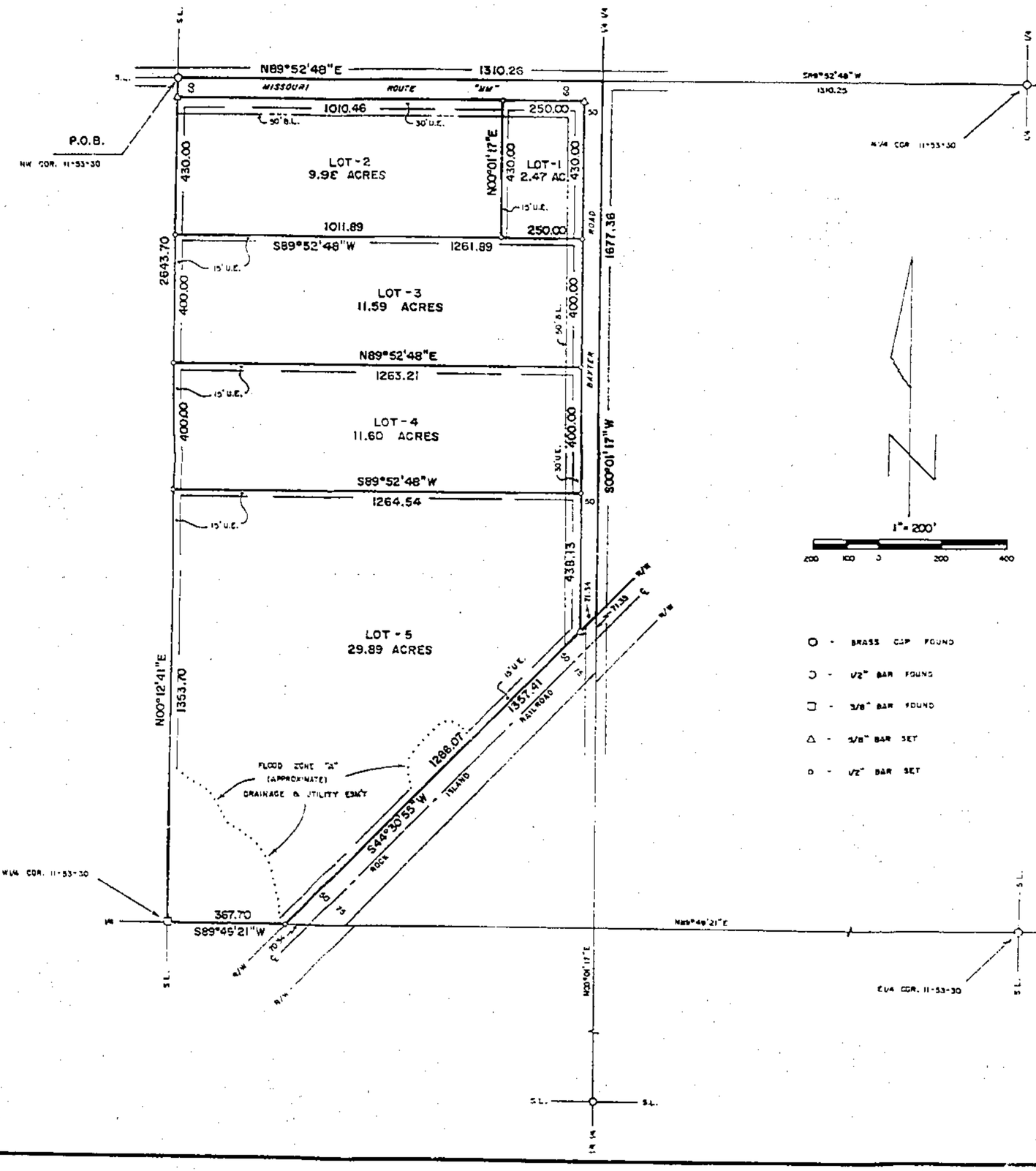
N 38055

APR 14 1997

STATE OF MO.
COUNTY OF CLAY
I CERTIFY THIS INSTR. REC'D
97 02 14 01 11:58 AM
Book E 2142 PAGE
CONNIE MERLY
RECORDER OF DEEDS
By Mary Maurer Deputy

BLACK BALDY RIDGE

FINAL PLAT



DESCRIPTION

All of the W½ of the NW¼ lying North of the Rock Island Railroad in Section 11, Township 53 North, Range 30 West of the 5th P.M., Clay County, Missouri, more particularly described as follows: Beginning at the NW corner of said Section 11; thence N89°52'48"E, 1310.26 feet to the NE corner of said W½ NW¼; thence S00°01'17"W, 1677.36 feet along the East line of said W½ NW¼ to the northerly right of way line of the Rock Island Railroad; thence S44°30'55"W, 1357.41 feet along said r.o.w. line to the South line of said W½ NW¼; thence S89°49'21"W, 367.70 feet along said South line to the SW corner of said W½ NW¼ (Also the W¼ corner of said Section 11); thence N00°12'41"E, 2643.70 feet along the West line of said W½ NW¼ to the point of beginning. Said portion contains 69.23 acres. Except that part lying in Missouri Route "MM". 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 on such 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 BLACK BALDY RIDGE and shall consist of a total of five (5) lots.

In testimony whereof, Barry E. & Dana K. Lowe, husband and wife, have subscribed their names this 4 day of March, 1997.

Barry E Lowe — Barry E Lowe
Dana K. Lowe — Dana K. Lowe

Be it remembered that on this 4 day of March, 1997, 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 written.

STATE OF MISSOURI }
COUNTY OF CLAY }

My commission expires : _____

CARLENE CULLINANE
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires May 29, 2000

Carlene Cullinane
Notary Public

APPROVALS AND ACCEPTANCES

This plat of BLACK BALDY RIDGE has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 4th day of February, 1997.

Leo L Hoch — Chairman Planning Commission
Stuart N Boden — Director Planning Commission
Presiding Commissioner
County Counselor
Eastern Commissioner
Western Commissioner

These easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri, this 13 day of March, 1997.

Paula S Mason
County Clerk

Entered on transfer record this _____ day of _____, 1997.

County Recorder

NOTES

1. Owner/Developer: Barry & Dana Lowe, 27217 MM Highway, Lawson, MO 64062.
2. Subdivision in Flood Hazard Zone A & C per FIRM C.P. # 290086 2B(? A), March 5, 1980.
3. Area within Drainage Easement is approximate (derived from notes 2 and 5) and is subject to any inaccuracies that a subsequent topographic survey may disclose.
4. 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.
5. Topography taken from Lawson, MO Quadrangle.
6. Record Reference is Book 2577 Page 970.
7. Survey Classification is "C".
8. Bearing System is assumed.
9. No access of any kind allowed through this subdivision to Watkins Mill State Park.

STATE OF MISSOURI
TERRY M. McCALLESS
NUMBER LS-2140
REGISTERED LAND SURVEYOR

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Missouri and that 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 Land Surveyors, & CAD Technicians.

Date 3-3-97 Signature Terry M. McCalless
Terry M. McCalless MO. REG. NO. LS-2140

Book 2577 Page 971

M & M LAND SURVEYING SERVICE, INC.
P.O. BOX 24, RICHMOND, MISSOURI
816/776-6060

SURVEYOR: BARRY & DANA LOWE
LAWSON, MISSOURI

11-19-1996	96-175	1" = 200'	DW-CF-RE	96-5078