Clay County, Missouri
Land Survey Document
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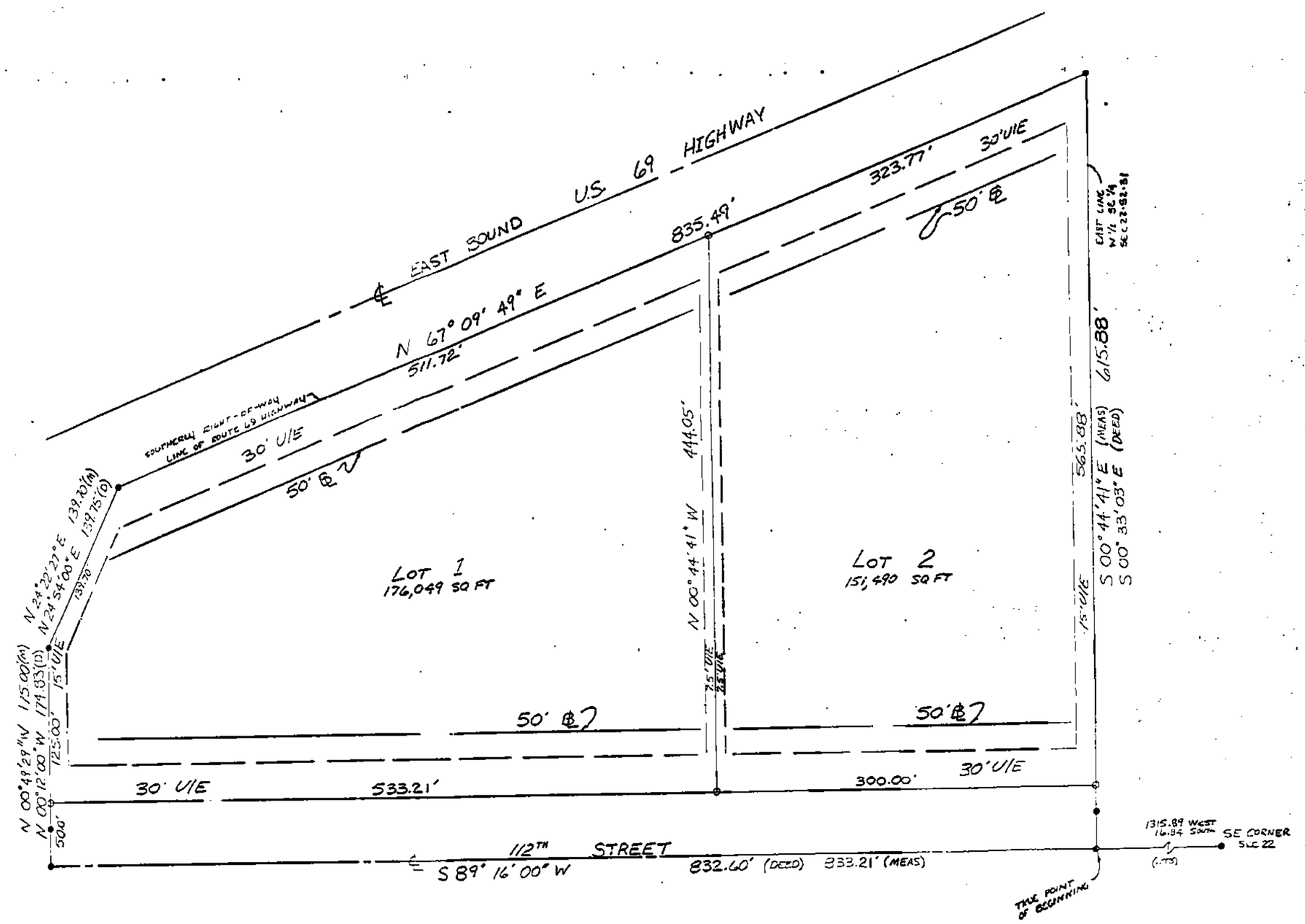
N 46365

JUN 17 1997

WINDY ACRES

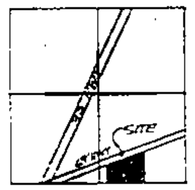


LEGEND

- ● FOUND ½" BAR
- O SET ½" BAR
- ℄ CENTERLINE
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- B.L. BUILDING LINE

NORTH

SCALE 1" = 50'
DATE 3-6-97



VICINITY MAP
SEC 22-T52-R31

BEARING REFERENCE:
BEARINGS WERE TAKEN FROM DEED.

LAND SURVEY NORTH
a division of MIGAR Enterprises, Inc.
200-E N.W. 72ND STREET, GLADSTONE, MISSOURI 64118
PHONE: (816) 436-1505 FAX: (816) 436-2521

ORDERED BY: DAVE L. CASSELMAN

DESCRIPTION:
All that part of the South Half of Section 22, Township 52, Range 31, Clay County, Missouri, described as follows: Beginning at the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 22, said corner is near the center of a county road and is 16.84 feet South and 1315.89 feet West of the Southeast corner of Section 22; thence South 89 degrees 16 minutes 00 seconds West, along the South line of said Section, a distance of 832.60 feet (Deed), (833.21 feet measured); thence North 00 degrees 12 minutes 00 seconds West, a distance of 174.83 feet (Deed) (North 00 degrees 49 minutes 29 seconds West, 175.00 feet measured); thence North 24 degrees 54 minutes 00 seconds East, a distance of 139.75 feet (Deed) (North 24 degrees 22 minutes 27 seconds East, 139.70 feet measured), to a point on the Southerly Right-of-Way line of Route 69 Highway, thence North 67 degrees 09 minutes 49 seconds East, along said Right-of-Way, a distance of 835.49 feet, to a point on the East line of the West Half of the Southeast Quarter, thence South 00 degrees 33 minutes 03 seconds East (Deed), (South 00 degrees 44 minutes 41 seconds East measured), a distance of 615.88 feet to the Point of Beginning. EXCEPT the South 50.00 feet for 112th Street.

DEDICATION: The undersigned proprietor of the tract of land described hereon has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "WINDY ACRES".

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 easements (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 reasonably necessary in exercising the rights granted by the easement.

STREETS: Streets shown on this plat and not heretofore dedicated 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: The undersigned proprietors, owners, have hereunto subscribed their names this 28 day of May, 1997.

Dave L. Casselman — Attest: Steven Jones

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

On this 28 day of May, 1997, before me, the undersigned Notary Public for said County and State aforesaid, appeared Dave L. Casselman, and that said instrument was signed and sealed in behalf of said Liberty Congregation of Jehovah's Witnesses by authority of Dave L. Casselman, and said Dave L. Casselman duly acknowledged said instrument to be the free act and deed of said Company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in said County and State, the day and year last above written.

My commission expires October 22, 1999
Notary Public in and for said County and State

APPROVALS AND ACCEPTANCES

This final plat of WINDY ACRES has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved. Date this 6th day of May, 1997.

Chairman, Planning Commission — Director, Planning Commission
Planning Commissioner — Excess Commissioner
Western Commissioner — County Commission

These easements and Right-of-Way accepted by the County Governing Body of Clay County, Missouri, this 16th day of June, 1997.

County Clerk

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

County Recorder

I HEREBY CERTIFY: That this Certificate of Survey is based on an actual survey made by me or under my direct supervision and that 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 Survey, of the State of Missouri and adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the planning of subdivision to the best of my professional information, knowledge and belief.

David A. Wilson — L.S. 2567