Clay County, Missouri
Land Survey Document

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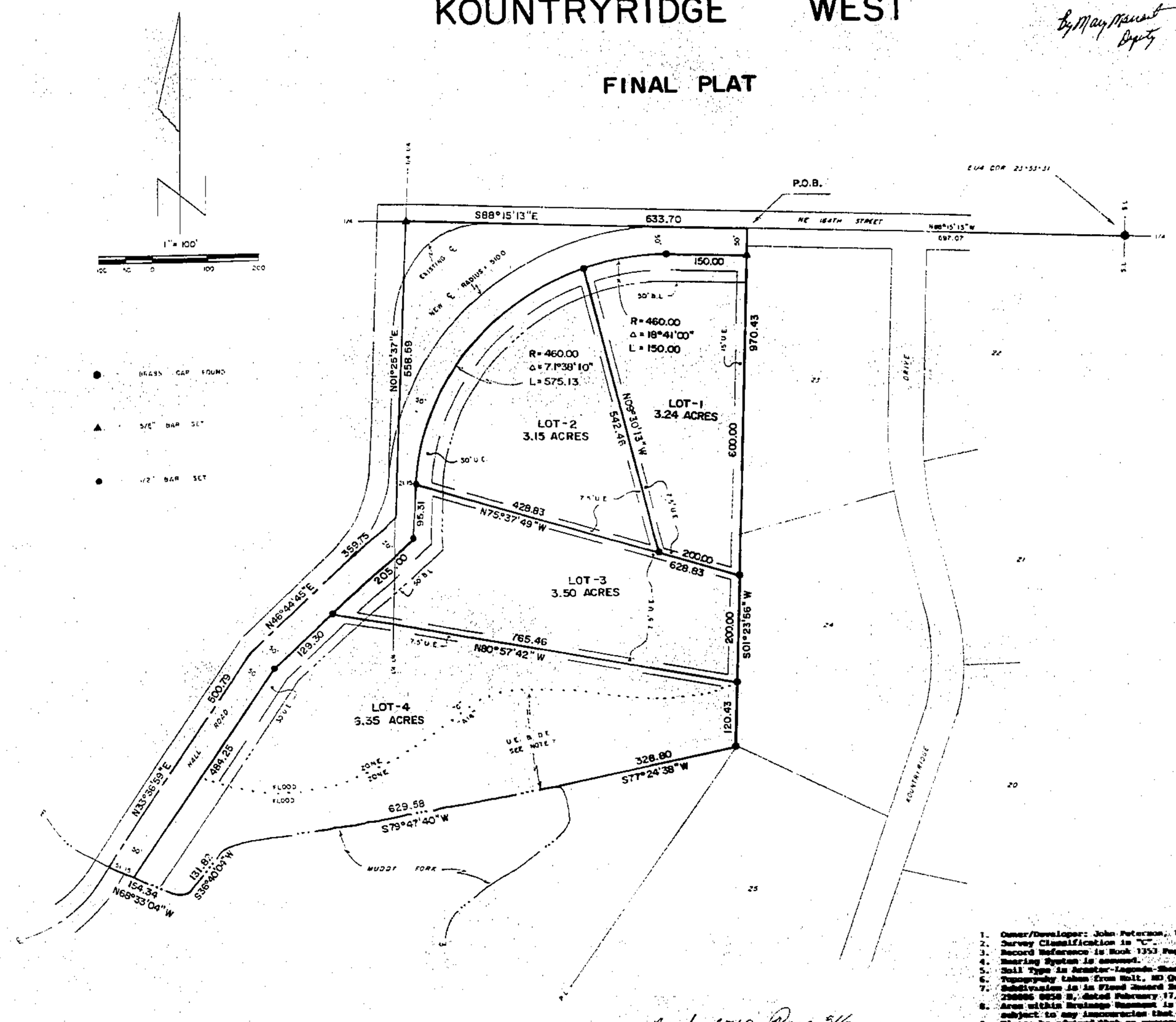
N 48015

JUL 7 1997

STATE OF MO
CLAY COUNTY
I CERTIFY THIS IN FILED
97 JUL -7 A 8:35
MARY E. HOBERLY
RECORDER OF DEEDS
By Mary Hoberly Deputy

KOUNTRYRIDGE WEST

FINAL PLAT



Book 2700 Page 516

DESCRIPTION

That portion of the SE¼ of Section 23, Township 53 North, Range 31 West of the 5th P.M., Clay County, Missouri, described as follows: Commencing at the E¼ corner of said Section 23; thence N88°15'13"W, 697.07 feet along the North line of said SE¼ to the NW corner of Kountryridge, a subdivision of record, and to the point of beginning of the land herein described; thence S01°23'56"W, 970.43 feet along the West line of said Kountryridge; thence S77°24'38"W, 328.80 feet to the centerline of Muddy Fork; thence Westerly along said centerline the following course: S79°47'40"W, 629.58 feet; N36°40'04"W, 131.80 feet; N68°33'04"W, 154.34 feet to the centerline of Hall Road; thence Northerly along said centerline the following course; N33°56'59"E, 484.26 feet; N46°44'45"E, 359.75 feet to the West line of the E½ of said SE¼; thence N01°25'37"E, 558.69 feet along said West line to the NW corner of said E½ SE¼; thence N88°15'13"E, 633.70 feet along the North line of said SE¼ to the point of beginning. Said portion contains 19.27 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 obstructions to interfere with the agents and employees of Clay County, Missouri, and its franchised utilities from going upon said easement, and so 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 KOUNTRYRIDGE WEST and shall consist of a total of four (4) lots.

In testimony whereof, John F. & Donna S. Peterson, husband and wife, have subscribed their names this 14 day of June, 1997.

John F. Peterson — Donna S. Peterson

Be it remembered that on this 14th day of June, 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 }

By commission expires : 9.30.99 — Notary Public: Sharon L. Jay

SHARON L. JAY
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXPIRES SEPT 30, 1999

APPROVALS AND ACCEPTANCES

This plat of KOUNTRYRIDGE WEST has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 3rd day of June, 1997.

Leo E. Holder, Chairman, Planning Commission — Stuart W. Boehne, Director, Planning Commission

Presiding Commissioner — County Counselor

Western Commissioner — Eastern Commissioner

These easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri, this 23 day of June, 1997.

County Clerk By Deputy

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

County Recorder

NOTES

1. Owner/Developer: John Peterson, 16412 Bishop Road, Kearney, MO 64060.
2. Survey Classification is "C".
3. Record Reference is Book 1353 Page 329.
4. Bearing System is assumed.
5. Soil Type is Armster-Lagonda-Shorpsburg & Zook-Rodney-Sharpsburg Associations.
6. Topography taken from Holt, MO Quadrangle.
7. Subdivision is in Flood Hazard Zones "AH & C" per FIRM Community Panel Number 290086 0050 B, dated February 17, 1989. Base Flood Elevation = 792-793 feet.
8. Area within Drainage Easement is approximate (derived from meters & and 7) and is subject to any inaccuracies that a subsequent topographic survey may disclose.
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.

SURVEYOR'S CERTIFICATE

Date 6-6-97 Signature Terry M. McCauley

TERRY M. MCCAULEY
NUMBER LS-2443
REGISTERED LAND SURVEYOR

SURVEY FOR: JOHN PETERSON
KEARNEY, MO.

Date: 4-22-1997 Number: 97-181 Project: 97-5432