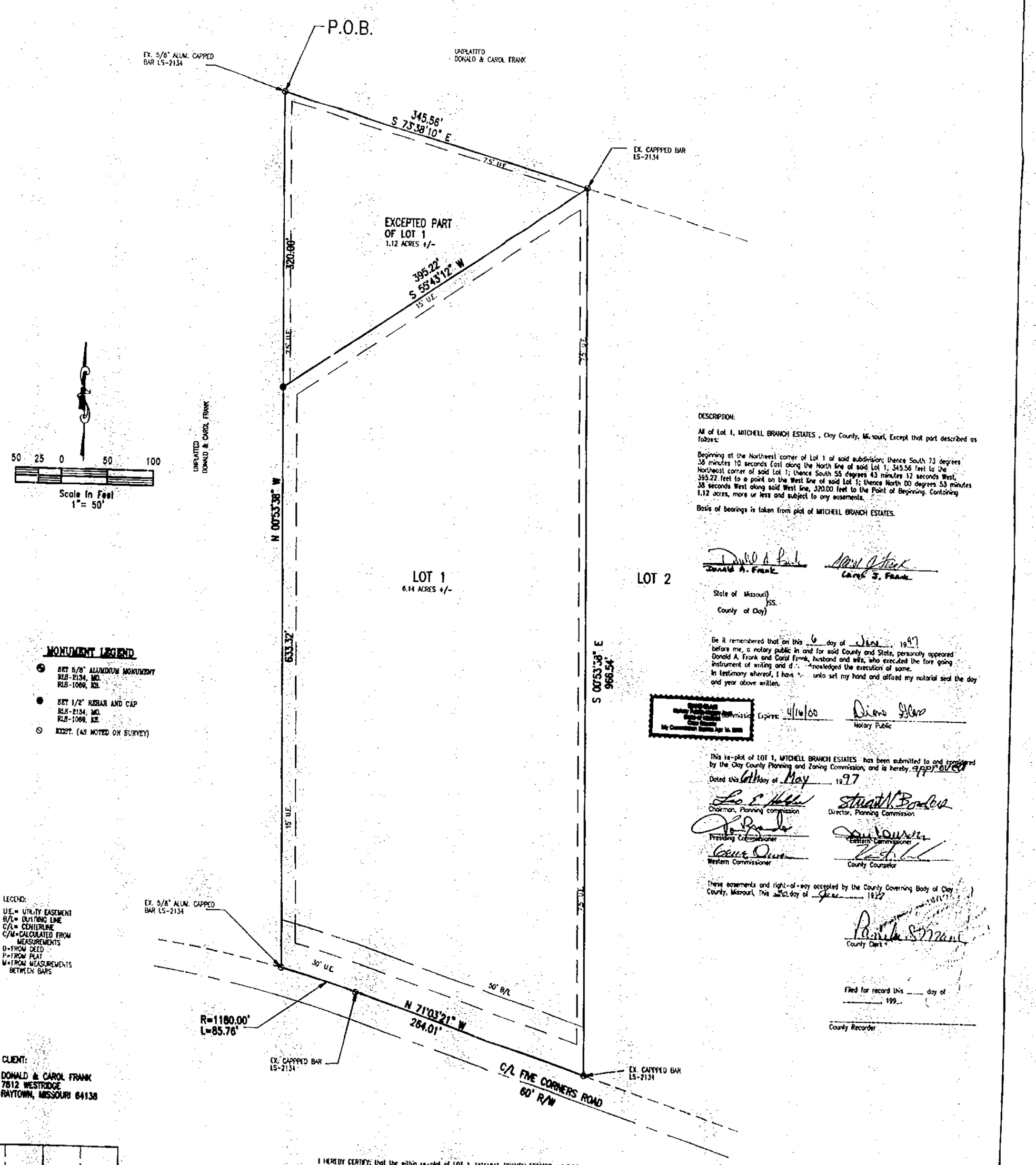
Clay County, Missouri
Land Survey Document

N 48932

JUL 7 1997

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS IN. REC'D
97 JL -7 A 9:06 3
Cabinet Slide
MARY E. HOUSTLY
RECORDER OF DEEDS
By Mary Mason Dpty

REPLAT OF
LOT 1
MITCHELL BRANCH ESTATES
CLAY COUNTY, MISSOURI
CLASS OF PROPERTY – SUBURBAN



MONUMENT LEGEND

- SET 5/8" ALUMINUM MONUMENT RLS-2134, MO. RLS-1069, KS.
- SET 1/2" REBAR AND CAP RLS-2134, MO. RLS-1069, KS.
- EXIST. (AS NOTED ON SURVEY)

LEGEND:
U.E.= UTILITY EASEMENT
B/L= BUILDING LINE
C/L= CENTERLINE
C/M=CALCULATED FROM MEASUREMENTS
D=FROM DEED
P=FROM PLAT
M=FROM MEASUREMENTS BETWEEN BARS

CLIENT:
DONALD & CAROL FRANK
7812 WESTRIDGE
RAYTOWN, MISSOURI 64138

DESCRIPTION:

All of Lot 1, MITCHELL BRANCH ESTATES, Clay County, Missouri, Except that part described as follows:

Beginning at the Northwest corner of Lot 1 of said subdivision; thence South 73 degrees 38 minutes 10 seconds East along the North line of said Lot 1, 345.56 feet to the Northeast corner of said Lot 1; thence South 55 degrees 43 minutes 12 seconds West, 395.22 feet to a point on the West line of said Lot 1; thence North 00 degrees 53 minutes 38 seconds West along said West line, 320.00 feet to the Point of Beginning. Containing 1.12 acres, more or less and subject to any easements.

Basis of bearings is taken from plat of MITCHELL BRANCH ESTATES.

Donald A. Frank — Carol J. Frank

State of Missouri } SS.
County of Clay }

Be it remembered that on this 6 day of June, 1997 before me, a notary public in and for said County and State, personally appeared Donald A. Frank and Carol Frank, husband and wife, who executed the for going instrument of writing and d... acknowledged the execution of same.
In testimony whereof, I have ... unto set my hand and affixed my notarial seal the day and year above written.

My Commission Expires 4/16/00 — Notary Public

This re-plat of LOT 1, MITCHELL BRANCH ESTATES has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved
Dated this 6th day of May, 1997

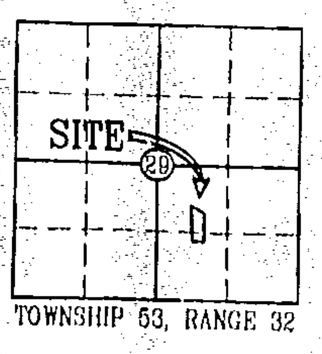
Chairman, Planning commission — Director, Planning Commission
Presiding Commissioner — Eastern Commissioner
Western Commissioner — County Counselor

These easements and right-of-way accepted by the County Governing Body of Clay County, Missouri, This 2nd day of June, 1997

County Clerk

Filed for record this ____ day of _____, 199__

County Recorder



TOWNSHIP 53, RANGE 32

I HEREBY CERTIFY, that the within re-plat of LOT 1, MITCHELL BRANCH ESTATES subdivision is based on an actual survey made by me or under my personal direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys.

I further certify that the bearings shown on this plat are based on the West line of Lot 1, MITCHELL BRANCH ESTATES and that the section and sectional subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that the lot corners and streets centerlines will be marked with permanent monumentation as indicated on this plat; that I have complied with all State and Clay County statutes, ordinances and regulations governing the practice of surveying and the platting of subdivision to the best of my professional knowledge, information and belief.

Signed: ROGER A. BACKUES
Date:

STATE OF MISSOURI — ROGER A. BACKUES — LS-2134 — REGISTERED LAND SURVEYOR

BOUNDARY & CONSTRUCTION SURVEYING, INC.
13770 LOOKOUT DR., KANSAS CITY, MO. 64136
PH.# 816/964-9788, FAX # 816/964-0337
PROJECT NO. 97-114

REPLAT OF LOT 1, MITCHELL BRANCH ESTATES

http://www.ClayCoGov.com