Clay County, Missouri
Land Survey Document

N 52094 JUL 3 1 1997

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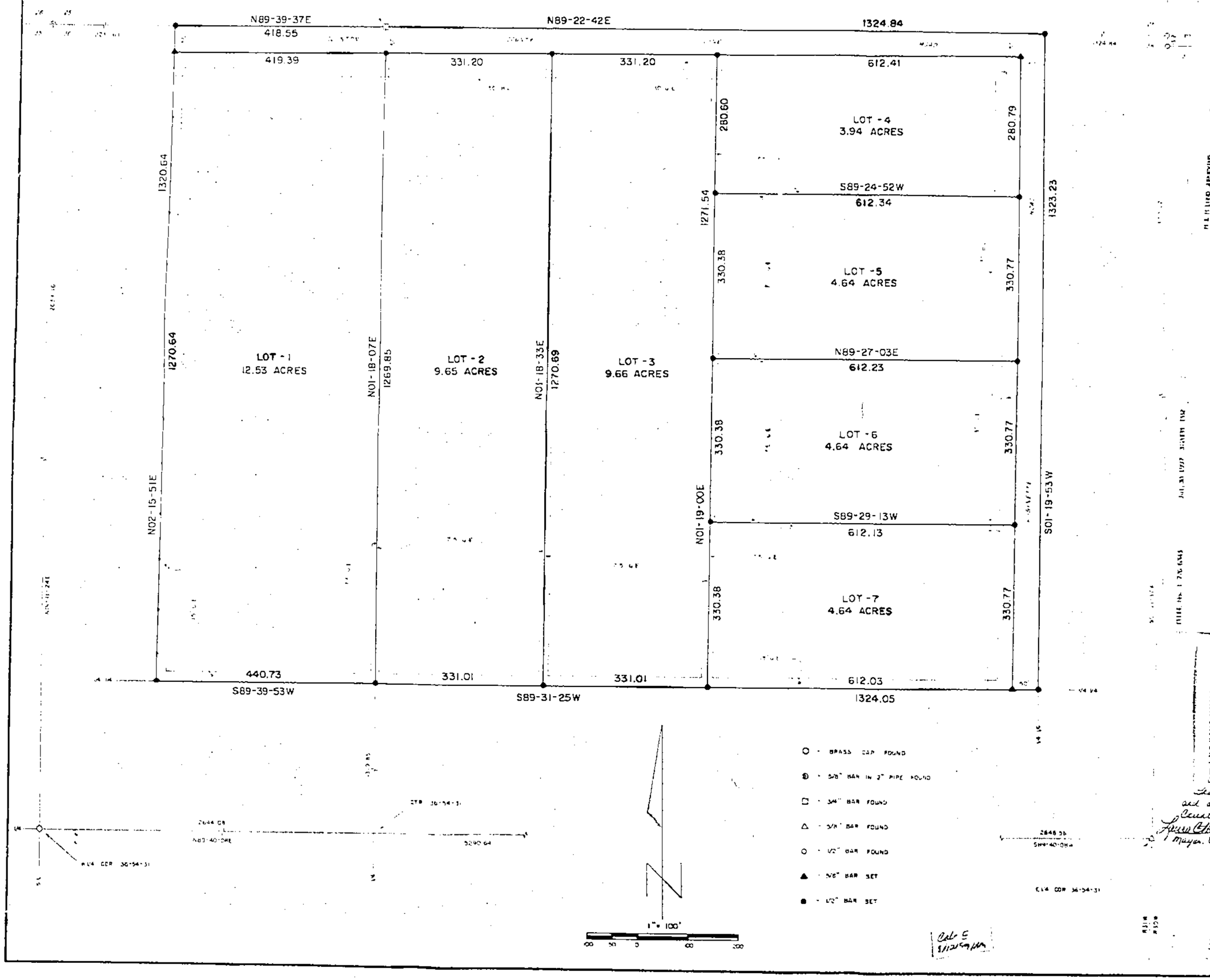
Clerk of Circuit Court
By Mary Mercer Deputy

THINN ACRES

FINAL PLAT



DESCRIPTION

That portion of the SW¼ of the NE¼ and the NE¼ of the SW¼ of Section 36, T54N, R31W of the 5th P.M., Clay County, Missouri, described as follows: Beginning at the NE corner of said Section 36; thence S89-22-42E, 1324.84 feet to the SE corner of said NE¼; thence S01-19-53W, 1323.23 feet to the SE corner of said SW¼, NE¼; thence S89-31-25W, 1324.05 feet to the SW corner of said SW¼, NE¼; thence S89-39-53W, 440.73 feet along the South line of said SW¼, NE¼; thence N02-15-51E, 1320.64 feet along an existing occupation fence line to the North line of said NE¼, SW¼; thence S89-39-37E, 418.55 feet along said North line to the point of beginning. Said portion contains 53.17 acres and is subject to all easements and restrictions 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 or 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 thereover 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 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.

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 THINN ACRES and shall consist of a total of seven (7) lots.

In testimony whereof, Bob L. Phillips, Managing Member of Phillips-Chase Properties L.L.C., have subscribed their names this _____ day of _____, 1996.

Bob L. Phillips

State of Missouri
County of Clay

June 24 1997

Patti R. Thomas

PATTI R. THOMAS
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires June 22, 1998

This plat of THINN ACRES has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby _____ this _____ day of _____, 1996.

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 _____ day of _____, 1996.

County Clerk

Entered on transfer record this _____ day of _____, 1996.

County Assessor

NOTES

1. Developer: Bob Phillips, 6717 Kresmeier Drive, Holt, MO 64048.
2. Surveyor: Terry M. McCaulless, PO Box 83, Richmond, MO 64085.
3. Subdivision is in Flood Hazard Zone "C".
4. Bearings are MO State Plane Coordinate System - West Zone.
5. Survey Classification is "C".
6. Record Reference is Book 2527 Page 495.
7. Please be advised that an agreement has been recorded with this plat regarding the developer's responsibility to financial assist with improvements to existing county roadways. Interested parties are advised to contact the Developer or the Clay County Planning and Zoning Department for further information.
8. Maximum height for all structures in this subdivision shall be in accordance with County regulations regarding zoning and airport land use.

This plat of THINN ACRES has been submitted to and approved by the City Council of Holt, Clay County, Missouri, on this 29th day of July, 1997.

Mayor, City of Holt

City Clerk, City of Holt

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 this survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, 4 CSR 30-8.020.

Date 5-1-96 Signature Terry M. McCaulless MO REG. NO. 2143

STATE OF MISSOURI
TERRY M. McCAULESS
NUMBER LS-2143
REGISTERED LAND SURVEYOR

M & M LAND SURVEYING SERVICE, INC.
P.O. BOX 83, RICHMOND, MO 64085
816/776-3343

SURVEYOR: BOB PHILLIPS
HOLT, MO.

3-25-1996	96-166	1" = 100'	RE	96-4816

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