Clay County, Missouri
Land Survey Document

N 62261

STATE OF MO
CLAY COUNTY
CERTIFIED FILED

97 OCT 20 A 9:02

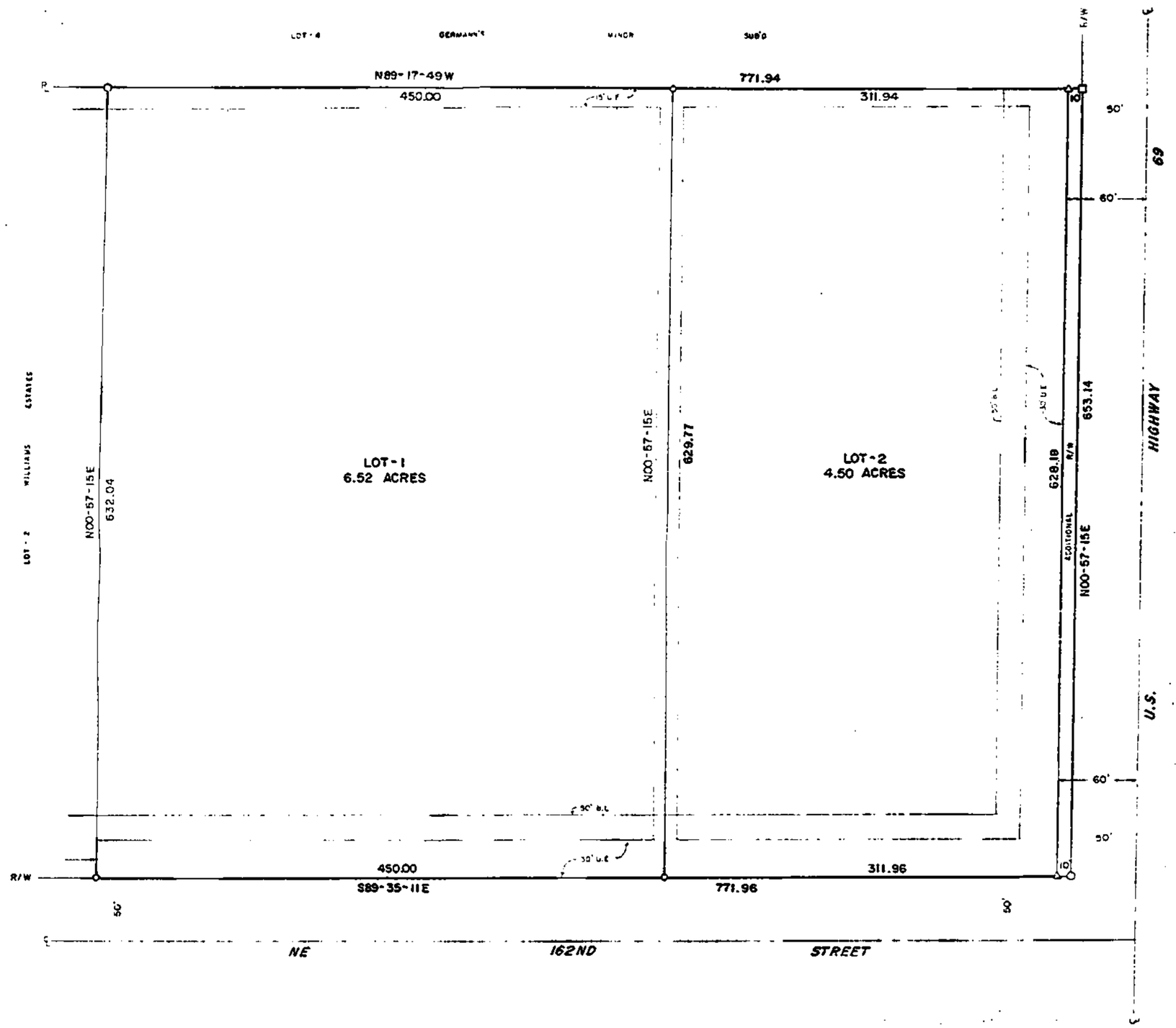
Book 58

MARY LOU WILSON
RECORDER OF DEEDS

By Mary Wilson
Deputy

REPLAT OF LOT-1 OF WILLIAMS ESTATES

FINAL PLAT



NOTES

1. Owner/Developer: Dan Yelton, 29000 Washington School Rd, Excelsior Springs, MO 64024
2. Subdivision in Flood Hazard Zone "C" per FIRM C.P. # 290086 0050 B, February 17, 1989
3. Survey Classification is "C".
4. Record Reference is Book 2603 Page 316.
5. Bearing System taken from plat of Williams Estates.
6. Both proposed lots will access only NE 162nd Street for driveways, and proposed Lot 2's driveway, must be no less than 250 feet from the U.S. Highway 69 intersection.
7. 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.

DESCRIPTION

All of Lot 1 of Williams Estates, Phase Two, Lots 1 & 2, a subdivision in the SE¼ of Section 23, T52N, R30W of the 5th P.M., Clay County, Missouri. Containing 11.2 acres and 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 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 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 for 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 the REPLAT OF LOT 1 OF WILLIAMS ESTATES and shall consist of a total of two (2) lots.

In testimony whereof, Daniel J. Yelton have subscribed their names this 19th day of June, 1997.

Daniel J. Yelton

Be it remembered that on this 19 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)

My commission expires: SANDRA R. TEAGUE NOTARY PUBLIC STATE OF MISSOURI CLAY COUNTY MY COMMISSION EXP JAN 4,1999

Sandra R. Teague
Notary Public

APPROVALS AND ACCEPTANCES

This plat of the REPLAT OF LOT 1 OF WILLIAMS ESTATES has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 1st day of April, 1997.

Chairman, Planning Commission — Secretary, Planning Commission — County Counselor

Presiding Commissioner — Second Commissioner — Western Commissioner

These easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri, this 30 day of June, 1997.

Pamela S. Mann
County Clerk

Entered on transfer record this _____ day of _____, 1997

County Recorder

Z
1" = 50'
50 25 0 50 100

- ☐ - CONC. MONUMENT FOUND
- ○ - 1/2" BAR FOUND
- △ - 5/8" BAR SET
- ○ - 1/2" BAR SET

STATE OF MISSOURI
TERRY M. McCANLESS
NUMBER LS-2143
MISSOURI 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 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 30-2.050.

Date: 6-17-97 Signature: Terry M. McCanless
Surveyor MO REG. NO 2143

M & M LAND SURVEYING SERVICE, INC.
P.O. BOX 81, RICHMOND, MO 64085
816/776-2143

SURVEYOR: DANIEL YELTON EXCELSIOR SPRINGS, MO.				
2-25-1997	97-183	1" = 50'	RK	96-4846

http://www.ClayCoGov.com