Clay County, Missouri
Land Survey Document

N 69965

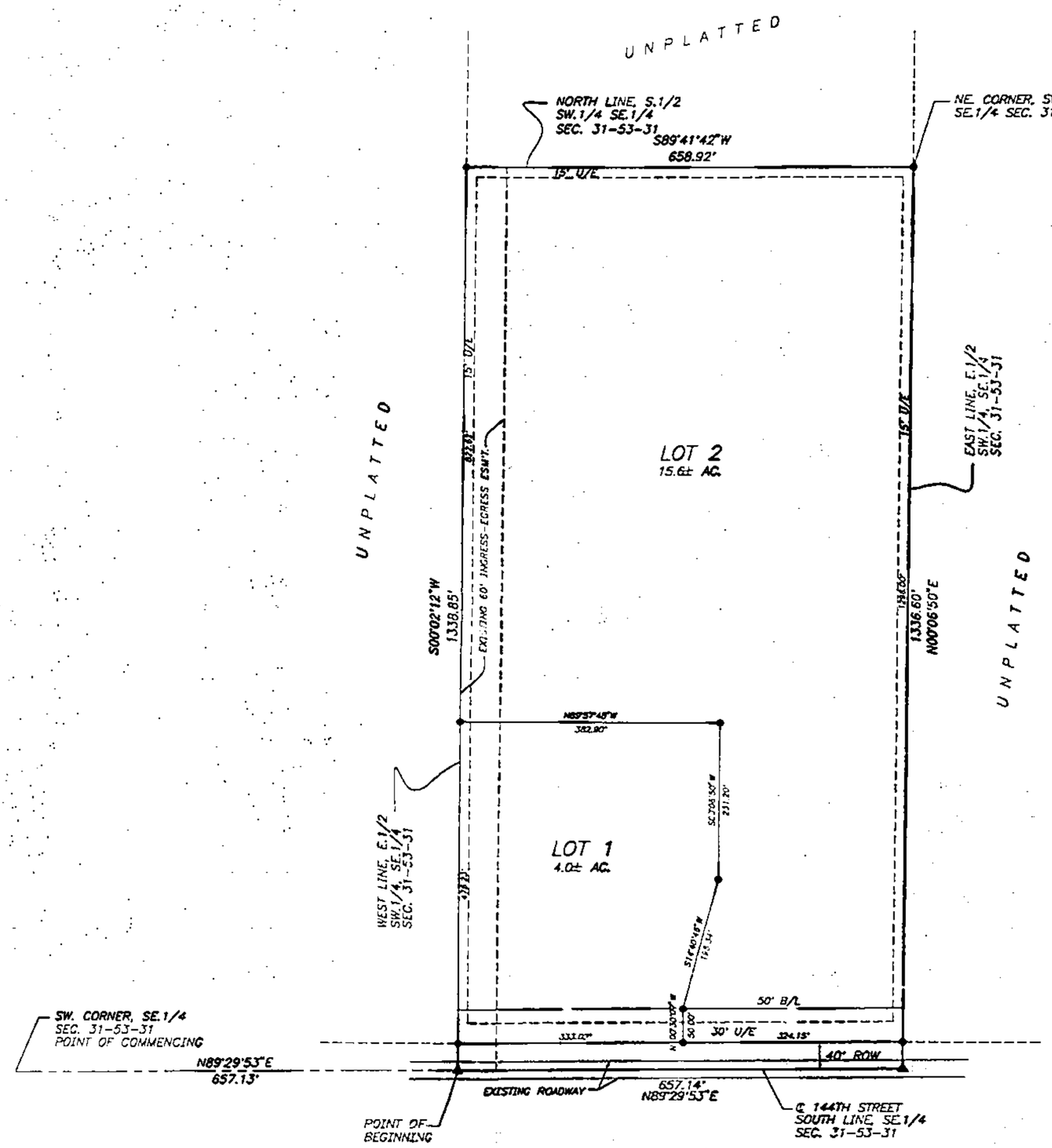
DEC 16 1997

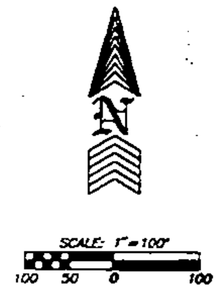
Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ○ LAND PLANNING ○ CIVIL ENGINEERING
201 NW 72ND STREET ○ GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 436-0767

CLAY COUNTY
CERTIFY INSTR.REC'D
97 DEC 16 A 6:39
MARY E. MCBRINEY
RECORDER OF DEEDS

EASTER ESTATES

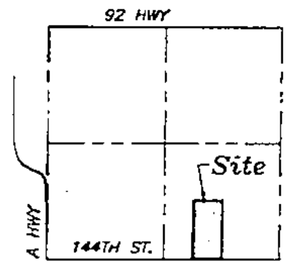
FINAL PLAT
A Subdivision in Clay County, Missouri





LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement

△ Denotes Existing Monument
▲ Denotes Monument to be set after construction of Utilities and Streets.
● Denotes 1/2" Rebars to be Set with Plastic Caps #2074
○ Denotes Existing Bar



SEC. 31-53-31

Location Map

LEGAL DESCRIPTION:
All that part of the East One half of the Southwest Quarter of the Southeast Quarter of Section 31, Township 53, Range 31 in Clay County, Missouri described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 31; thence North 89 degrees 29 minutes 53 seconds East along the South line of the Southwest Quarter of said Section 31, a distance of 657.13 feet to the Point of Beginning of the tract of land herein to be described; thence continuing North 89 degrees 29 minutes 53 seconds East along the South line of the Southwest Quarter of said Section 31, a distance of 657.14 feet; thence north 00 degrees 06 minutes 50 seconds East along the East line of the East One half of the Southwest Quarter of the Southeast Quarter of said Section 31, a distance of 1,336.60 feet to the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 31; thence South 89 degrees 41 minutes 42 seconds West along the North line of the South One half of the Southwest Quarter of the Southeast Quarter of said Section 31, a distance of 658.92 feet; thence South 00 degrees 02 minutes 12 seconds West along the West line of the East One half of the Southwest Quarter of the Southeast Quarter of said Section 31, a distance of 1,338.85 feet to the Point of Beginning. Said tract of land contains 20 acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described herein have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "EASTER ESTATES".

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, sewerage, telephone, cable TV and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, pedestal 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 use and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structures (except driveways, paved streets, 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 so much of the adjoining lands as may be reasonable necessary in exercising the rights granted by the easement.

STREETS: Streets shown on this plat and not heretofore 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 building or portion thereof shall be built between that line and the street line.

IN TESTIMONY WHEREOF: Rickie D. Easter A/K/A Ricky D. Easter and Melinda S. Easter A/K/A Melinda Sue Dawn Easter, husband and wife, have subscribed their names this 4th day of December 1997.

Rickie D. Easter
Rickie D. Easter A/K/A Ricky D. Easter

Melinda S. Easter
Melinda S. Easter A/K/A Melinda Sue Dawn Easter

STATE OF MISSOURI
COUNTY OF CLAY ss.

Be it remembered that on this 4th day of December 1997, before me, a Notary Public in and for said County and State, personally appeared Rickie D. Easter A/K/A Ricky D. Easter and Melinda S. Easter A/K/A Melinda Sue Dawn Easter, husband and wife, who executed the foregoing instrument of writing and duly acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.

MY COMMISSION EXPIRES May 17, 2000

Marylen D. Wise
NOTARY PUBLIC
MARYLEE DEWALD
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. MAY 17, 2000

This plat of EASTER ESTATES has been submitted to and approved by the Clay County Planning Commission this 2nd day of December 1997.

COURTESY — CHAIRMAN — SECRETARY

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this 15 day of December 1997.

ATTEST:
Pamela S. Moore
County Clerk D. Buckland, DC

Presiding Commissioner
Western District Commissioner
Eastern District Commissioner

STATE OF MISSOURI
COUNTY OF CLAY ss.

This is to certify that this instrument was filed for record in the Recorder Of Deeds Office on the ____ day of _____ 1997, In Deed Book ____ Page ____ at ____ PM/AM O'Clock.

DEPUTY — RECORDER OF DEEDS

I hereby certify that the plat of EASTER ESTATES subdivision 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 Missouri Standards for Property Boundary Surveys, established by the Missouri Board for 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 platting of subdivisions to the best of my professional knowledge and belief.

DATE: 12-4-97 SAM A. AYLETT, LS-2074

JOB NUMBER
33036

33036FPA.DWG

Prepared For:
RICK AND MINDY EASTER
12608 NE. 144th
Kearney, Missouri 64060
(816) 781-3960

DATE: 12/04/97

CAS E
1/7/97

http://www.ClayCoGov.com