Clay County, Missouri
Land Survey Document

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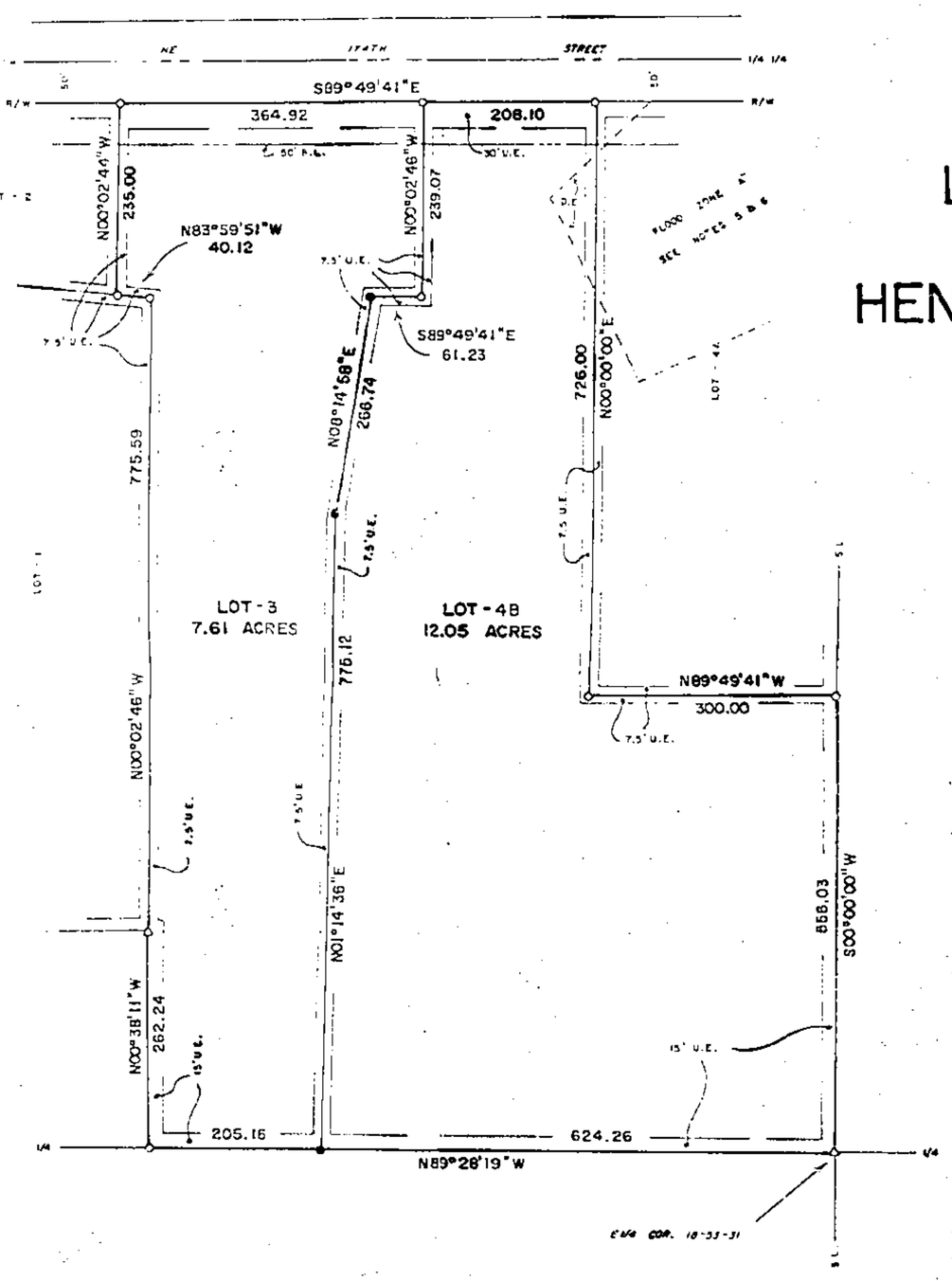
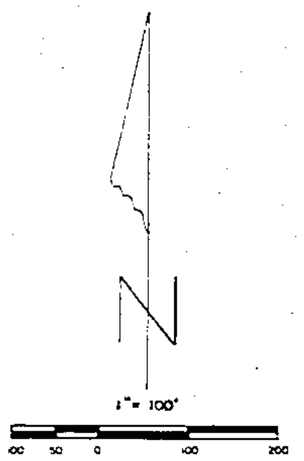
N 70317 DEC 23 1997

REPLAT OF LOTS 3 & 4B OF HENSON ROAD ESTATES

FINAL PLAT





D - 1/2" BAR FOUND

△ - 3/8" BAR FOUND

● - 1/2" BAR SET

DESCRIPTION

All of Lot 3 in Henson Road Estates and all of Lot 4B in the Replat of Lot 4 of Henson Road Estates, in the SE1/4 of the NE1/4 of Section 18, Township 53 North of the Base Line, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri. Containing 19.66 acres and 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 these 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 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 7.5 foot utility easement along the South line of said Lot 3 and the 7.5 foot utility easement along the adjoining lot line of said Lot 4B are both vacated and rededicated as shown.

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 LOTS 3 & 4B OF HENSON ROAD ESTATES and shall consist of a total of two (2) lots.

In testimony whereof, Richard W. & Kristi M. Fouts, husband and wife, have subscribed their names this 26th day of August, 1997.

Richard W. Fouts — Kristi M. Fouts

Be it remembered that on this 26th day of August, 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 : 3-19-98 — Bonnie J. Nabors, Notary Public

APPROVALS AND ACCEPTANCES

This plat of the REPLAT OF LOTS 3 & 4B OF HENSON ROAD ESTATES has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 5th day of AUGUST, 1997.

Chairman, Planning Commission — Director, Planning Commission

Presiding Commissioner — County Counselor

Eastern Commissioner — Western Commissioner

These easements and rights of way accepted by the County Governing body of Clay County, Missouri, this 8 day of October, 1997.

County Clerk

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

County Recorder

NOTES

1. Owner : Rick & Kristi Fouts
   PO Box 642, Kearney, MO 64060.
2. Survey Classification is "C".
3. Record References are Book 1989 Page 816 & Book 2095 Page 372.
4. Bearing System based on subdivision plat of Henson Road Estates.
5. Subdivision in Flood Hazard Zones "A & C" per FIRM Community Panel # 290086 0025 A, March 18, 1980.
6. Area within Drainage Easement is approximate (derived from note 5 and Arley, MO Quadrangle) and is subject to any inaccuracies that a subsequent topographic survey may disclose.

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 that survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers & Land Surveyors, effective December 28, 1994, 4 CSR 30-2.070.

Date: 8-15-97 — Signature: Terry M. McCauley — MO PLS 2243

If this document does not have an embossed seal, it should be assumed to contain unauthorized alterations. The certification contained on this document, must not apply to any copies.

TERRY M. McCAULEY
NUMBER LS-2243
REGISTERED LAND SURVEYOR
STATE OF MISSOURI

TERRY M. McCAULEY LAND SURVEYING SERVICE, INC.
405 EAST MAIN STREET
PO BOX 53
RICHMOND, MO 64085
PHONE (816) 776-3303
FAX (816) 470-4040

SURVEY FOR: RICK & KRISTI FOUTS
KEARNEY, MO.

Date: 7-2-1997 (Field Book: 97-[illegible]) (Project: 97-5338)

CAB E
1/4 1/4 of