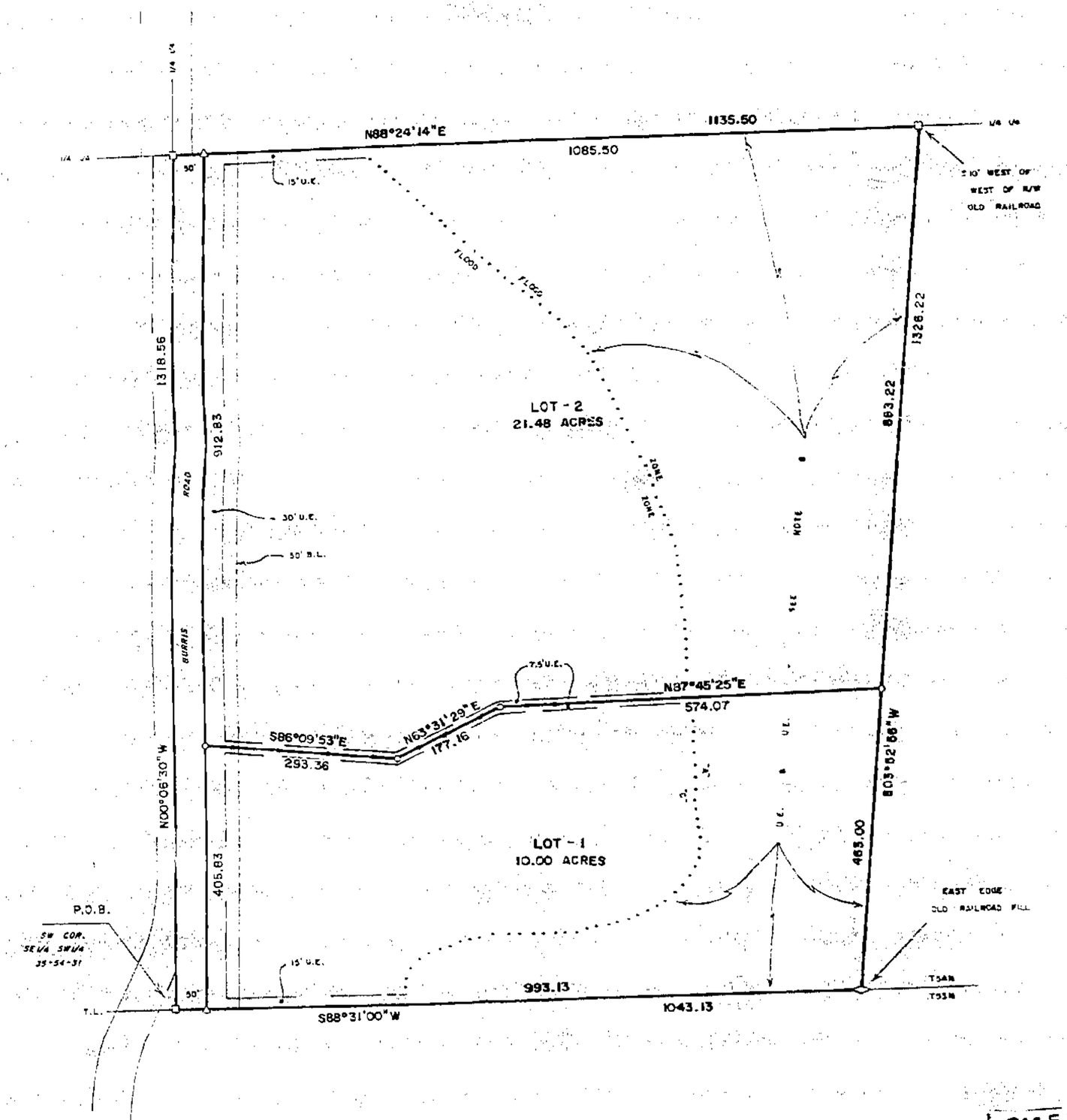
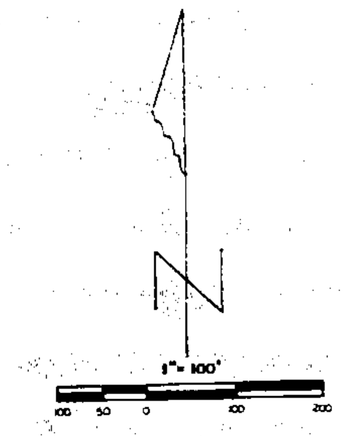
Clay County, Missouri
Land Survey Document

DRAY ACRES

FINAL PLAT





◇ - BRASS CAP FOUND

□ - 3/8" BAR FOUND

△ - 5/8" BAR SET

○ - 1/2" BAR SET

DESCRIPTION

That portion of the SW¼ of the SW¼ of Section 35, Township 54 North of the Base Line, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at the SW corner of said SW¼ SW¼ per deed recorded at Book 1312 Page 908, being a 3/8" bar found; thence N88°06'30"W, 1318.56 feet to the NW corner of said SW¼ SW¼ per said deed, being a 3/8" bar found; thence N88°24'14"E, 1135.50 feet along the North line of said SW¼ SW¼ to the NW corner of a deed recorded at Book 1089 Page 187, being a 3/8" bar found; thence S03°52'56"W, 1326.22 feet to the South line of said SW¼ SW¼ and to the SW corner of said deed, being a brass cap found; thence S88°31'00"W, 1043.13 feet along said South line to the point of beginning. Said portion contains 32.99 acres and is 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 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 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 undersigned proprietors of the described tract have caused the same to be subdivided as shown on this plat, which subdivision shall be known as DRAY ACRES and shall consist of a total of two (2) lots.

In testimony whereof, Marylin Yvonne Dray has subscribed her name this 23 day of Dec, 1997.

Marylin Yvonne Dray
Marylin Yvonne Dray

Be it remembered that on this 23 day of December, 1997, before me, a notary public in and for said County and State, personally appeared the above persons, when 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 : 1-21-99

Rose M. Lawson
Notary Public

APPROVALS AND ACCEPTANCES

This plat of DRAY ACRES has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 23 day of December, 1997.

Chairman, Planning Commission

Stuart N. Borders
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 20th day of January, 1998.

County Clerk

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

County Recorder

NOTES

1. Owner : Marylin Dray, 19286 Morris Road, Holt, MO 64048.
2. Survey Classification is "C".
3. Record References are Book 1312 Page 908 and Book 1089 Page 187.
4. Bearing System is assumed.
5. Soil Type is Armster-Legends-Sharpsburg Association.
6. Topography taken from Holt, MO Quadrangle.
7. Subdivision in Flood Hazard Zones "A & C" per FIRM Community Panel # 290086 0350 A, Effective Date March 18, 1980.
8. Area within Drainage Easement is approximate (derived from notes 6 and 7) and is subject to any inaccuracies that a subsequent topographic survey may disclose.
9. Given the approximate location of the flood plain boundary on lots within this subdivision, future single-family dwellings proposed near that boundary may require elevation certificates prior to obtaining building permits.
10. 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.

SURVEYOR'S CERTIFICATION

[illegible]

Date: 12-4-97 Signed: [illegible]

[illegible]

SURVEY FOR: MARILYN DRAY
HOLT, MISSOURI

Date: 12-4-1997 Project No.: 97-192 Page #: 97-5637

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