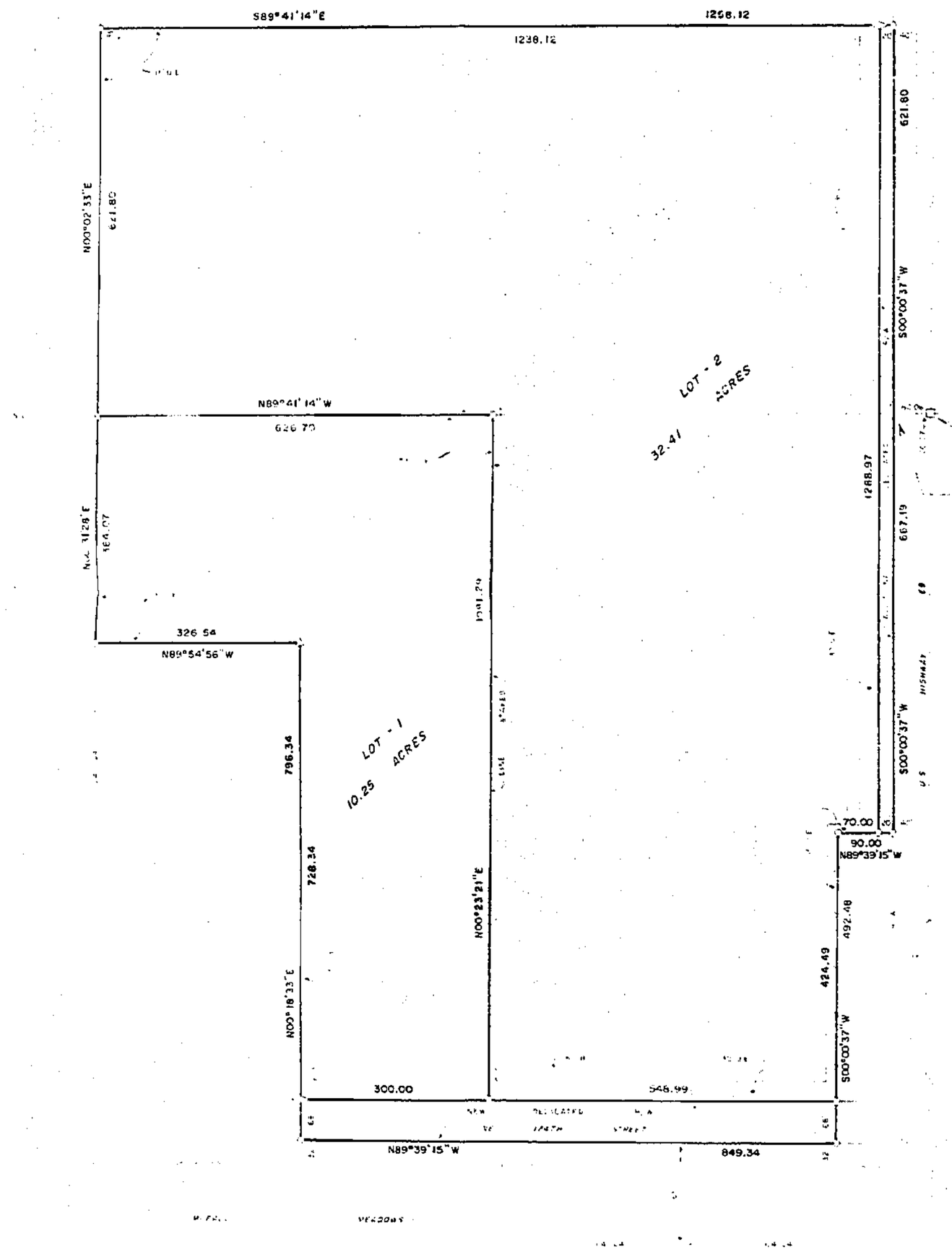
Clay County, Missouri
Land Survey Document

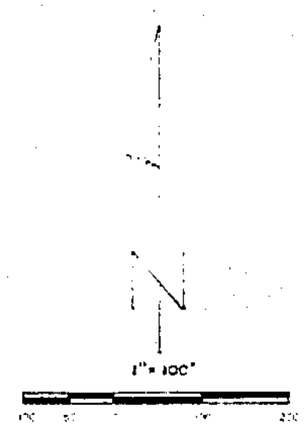
N 89837

MAY 6 1998

MANDL ACRES

FINAL PLAT





BRASS CAP FOUND

1/2" BAR FOUND

1/2" BAR SET

1/2" BAR SET

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NOTES

1. Owner : Wanda F. Mandl, 17612 Highway 69, Lawson, MO 64062.
2. Subdivision in Flood Hazard Zone "C" per FIRM C.P. # 290084 0050 A, 1e 2/17/1989.
3. Bearing System based on recorded subdivision plat of McCall Meadows.
4. Topography on Preliminary Plat taken from Lawson, MO Quadrangle.
5. Soil Type is Armster Lagonda Sharpsburg Association.
6. Record Reference is Book 574 Page 184.
7. Survey Classification is "C".

DESCRIPTION

These portions of the SW¼ of the SW¼ of Section 11 and the NW¼ of the NW¼ of Section 14, all in Township 53 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Commencing at the NW corner of said Section 14 (also the SW corner of said Section 11); thence N89°41'14"W, 40.04 feet along the Section line between said Section 11 and 14 to the westerly right of way line of U.S. Highway 69 and to the point of beginning of the land herein described; thence S00°00'37"W, 667.19 feet along said r.o.w. line; thence N89°39'15"W, 90.00 feet; thence S00°00'37"W, 492.48 feet parallel with said r.o.w. line; thence N89°39'15"W, 849.34 feet; thence N00°18'33"E, 796.34 feet; thence N89°54'56"W, 326.54 feet to the West line of said NW¼ NW¼; thence N00°31'28"E, 364.87 feet along said west line to the SW corner of said NW¼ NW¼ (also the SW corner of said SW¼ SW¼); thence N00°02'33"E, 621.80 feet along the West line of said SW¼ SW¼; thence S89°41'14"E, 1238.12 feet parallel with the South line of said SW¼ SW¼ to said r.o.w. line; thence S00°00'37"W, 621.80 feet along said r.o.w. line to the point of beginning. Said portions contain 40.58 acres and are subject to all easements, restrictions, reservations and right of ways of record, if any.

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 proprietor(s) of the described tract have caused the same to be subdivided as shown on this plat, which subdivision shall be known as MANDL ACRES and shall consist of a total of two (2) lots.

In testimony whereof, Wanda F. Mandl has subscribed her name this 2nd day of April, 1998.

Wanda F. Mandl
Wanda F. Mandl

Be it remembered that on this _____ day of _____, 1998, 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 : October 26, 99 Doris Durham Notary Public Doris Durham

APPROVALS AND ACCEPTANCES

This plat of MANDL ACRES has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 3rd day of March, 1998.

Leo E. Holden
Chairman, Planning Commission

Stuart N. Borders
Secretary, Planning Commission

Presiding Commissioner

K A Crain
County Counselor

Gay Lawson
Eastern Commissioner

Dave Owen
Western Commissioner

These easements and rights of way accepted by the County Governing Body of Clay County, Missouri, this 6th day of April, 1998.

Pamela S Mann
County Clerk

Entered on transfer record this _____ day of _____, 1998.

County Recorder

SURVEYORS 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 the 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 30, 1994 4 CSR 30-8.010

Date 3-6-98 Signed Terry M. McCauley MO REG # 2143

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

M & M LAND SURVEYING SERVICE, INC
105 EAST MAIN STREET
PO BOX 83
NO KAMONI, MO 64071
PHONE (816) 779-6343
FAX (816) 470-6340

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

SURVEY FOR WANDA MANDL
LAWSON , MO.

Date 12-16-1997 Field Book 96-176 Project # 97-5752

CAB-D
44 & 45

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