Clay County, Missouri
Land Survey Document

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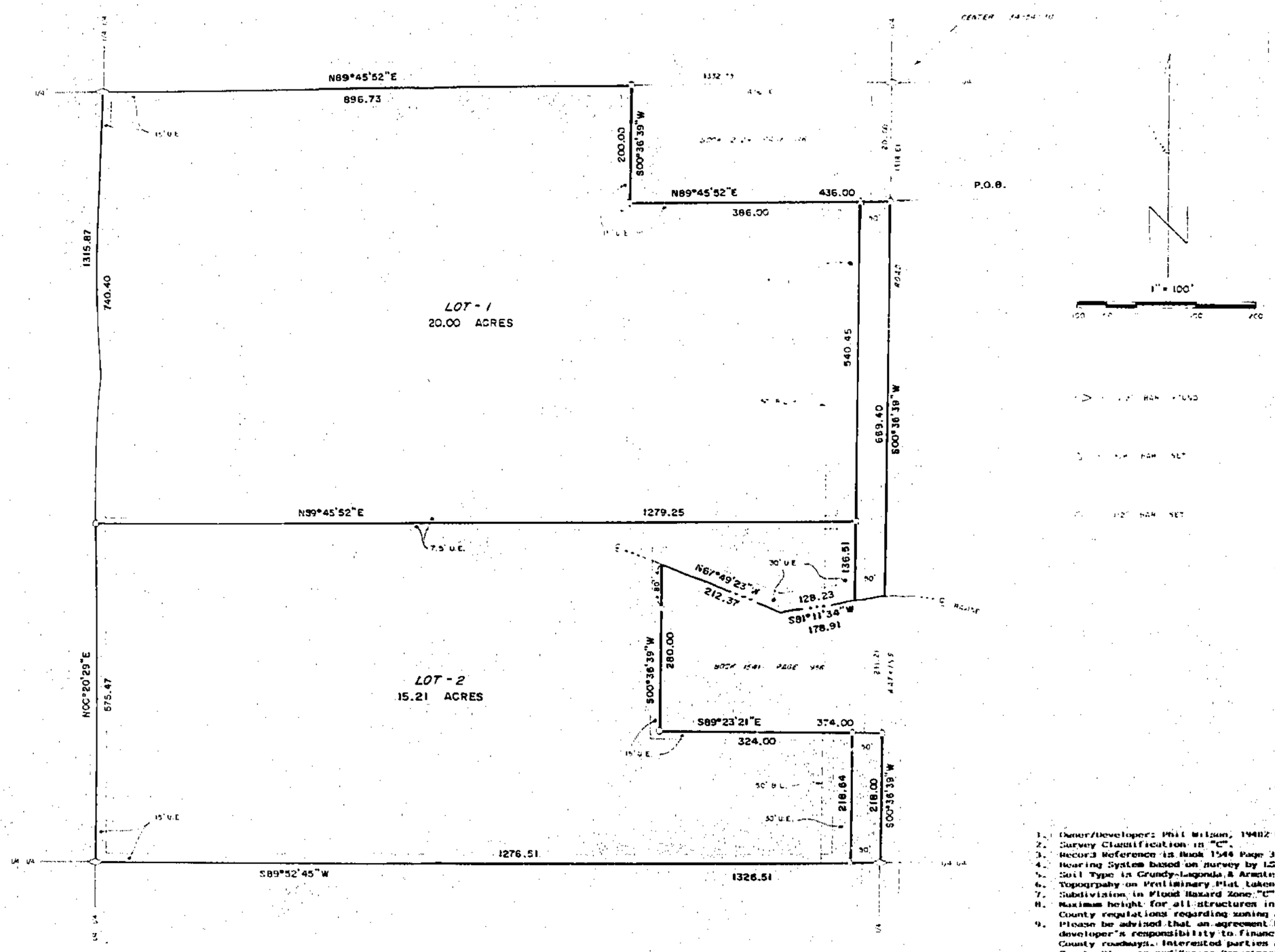
N 84513 APR 3 1998

STATE OF MISSOURI
CLAY COUNTY
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE
98 APR -3 A 8:00
Recorder E. Rouse
By Nancy Conway
Deputy

TICKLE ACRES

FINAL PLAT



DESCRIPTION

That portion of the SW¼ of the SW¼ of Section 34, Township 54 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at a point on the East line of said SW¼ SW¼ that is S00°36'39"W, 200.00 feet from the Center of Said Section 34; thence S00°36'39"W, 649.40 feet along Said East line to the centerline of a ravine; thence S81°11'34"W, 178.91 feet along said centerline; thence N67°49'23"W, 212.37 feet along said centerline; thence S00°36'39"W, 280.00 feet parallel with said East line; thence S89°23'21"W, 374.00 feet to said East line; thence S00°36'39"W, 218.00 feet along said East line to the SE corner of said SW¼ SW¼; thence S89°52'45"W, 1326.51 feet to the SW corner of said SW¼ SW¼; thence N00°20'29"E, 1315.87 feet to the NW corner of said SW¼ SW¼; thence N89°45'52"E, 896.73 feet along the North line of said SW¼ SW¼; thence S00°36'39"W, 200.00 feet parallel with Said East line; thence N89°45'52"E, 436.00 feet parallel with said North line to the point of beginning. Said portion contains 36.43 acres and is 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 proprietors of the described tract have caused the same to be subdivided as shown on this plat, which subdivision shall be known as TICKLE ACRES and shall consist of a total of two (2) lots.

In testimony whereof, Philip C. & Martha J. Wilson, husband and wife, have subscribed their names this 20 day of February, 1998.

Philip C. Wilson — Martha J. Wilson

Be it remembered that on this 20 day of February, 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)

JOHN C. REPPERT
Clay County
My Commission Expires
July 21, 2000

My commission expires: _____ Notary Public

APPROVALS AND ACCEPTANCES

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

Chairman, Planning Commission — Director, Planning Commission

Presiding Commissioner — County Counselor

Eastern Commissioner — Western Commissioner

These easements or rights of way accepted by the County Governing Body of Clay County, Missouri, this 9th day of March, 1998.

County Clerk

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

County Recorder

NOTES

1. Owner/Developer: Phil Wilson, 19402 Watkins Road, Lawson, MO 64062.
2. Survey Classification is "C".
3. Record Reference is Book 1544 Page 340.
4. Bearing System based on Survey by LS 1433 dated April 25, 1987.
5. Soil Type is Grundy-Lagonda & Armster-Lagonda-Sharpsburg Associations.
6. Topography on Preliminary Plat taken from Holt, MO Quadrangle.
7. Subdivision in Flood Hazard Zone "C" per FIRM C.P. # 290086 0050 H, 2/17/1989.
8. Maximum height for all structures in this subdivision shall be in accordance with County regulations regarding zoning and airport, land use.
9. 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.

CASE 94-98 CP

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 & Land Surveyors, effective December 30, 1994. 4 CSR 30-8.020

Date 2-6-98 Signed Terry M. McCaleb 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
808 EAST MAIN STREET
PO BOX 183
RICHMOND MO 64085
PHONE (816) 776-4343
FAX (816) 470-8341

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

SURVEY FOR: PHILIP WILSON, LAWSON, MO

Date: 12-15-1997 Field Book 98-196 Project # 97-5753