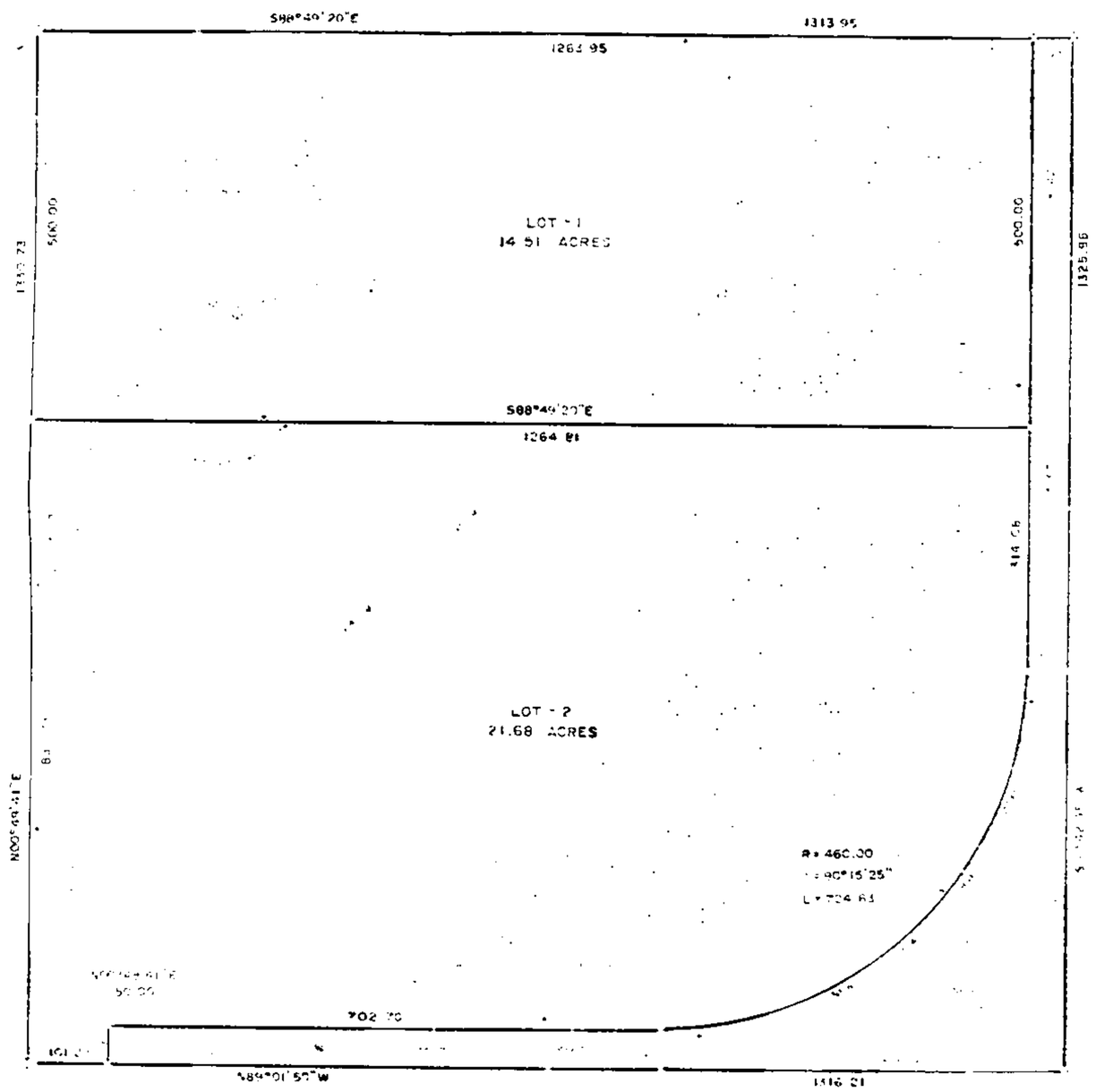
Clay County, Missouri
Land Survey Document

MAY 26 1998

# DAVENPORT ACRES

## FINAL PLAT




### DESCRIPTION

All of the NW¼ of the NE¼ of Section 23, Township 53 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, Containing 40.10 acres and 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 DAVENPORT ACRES and shall consist of a total of two (2) lots.

In testimony whereof, Lee Robert & Judy Davenport, husband & wife, and Ronald Jay & Terry Lynn Davenport, husband & wife, have subscribed their names this day of , 1998.

Lee Robert Davenport — Judy Davenport

Ronald Jay Davenport — Terry Lynn Davenport

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, whom 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 : 9-26-2000 — Notary Public

CHERALYN SUE LINTON
NOTARY PUBLIC STATE OF MISSOURI
COMMISSIONED IN CLAY COUNTY
COMMISSION EXPIRES SEPT. 2000

### APPROVALS AND ACCEPTANCES

This plat of DAVENPORT 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.

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 1st day of April , 1998.

County Clerk

Entered on transfer record this day of , 1998.

County Recorder

### NOTES

1. Owner/Developer: Lee & Judy Davenport, 16718 Baxter Rd, Excelsior Springs, MO 64024.
2. Survey Classification is "C".
3. Record References are (Book/Page): 2418/185, 2020/204, 1833/954, 1822/441 & 1064/91.
4. Bearing System based on survey by LS 1433, dated August 20, 1987.
5. Soil Type is Armster-Lagonda-Sharpsburg Association.
6. Topography on preliminary plat taken from Lawson, MO Quadrangle.
7. Subdivision is in Flood Hazard Zones "A and C" per FIRM C.P. # 290086 0050 B, Map Revised on February 17, 1989.
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.

### 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 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 30-8.070

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

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

M & M LAND SURVEYING SERVICE, INC
806 EAST MAIN STREET
PO BOX 83
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

SURVEY FOR: LEE & JUDY DAVENPORT EXCELSIOR SPRINGS, MO

Date 1-21-1998 | Field Book 98-197 | Project # 98-5797

http://www.ClayCoGov.com