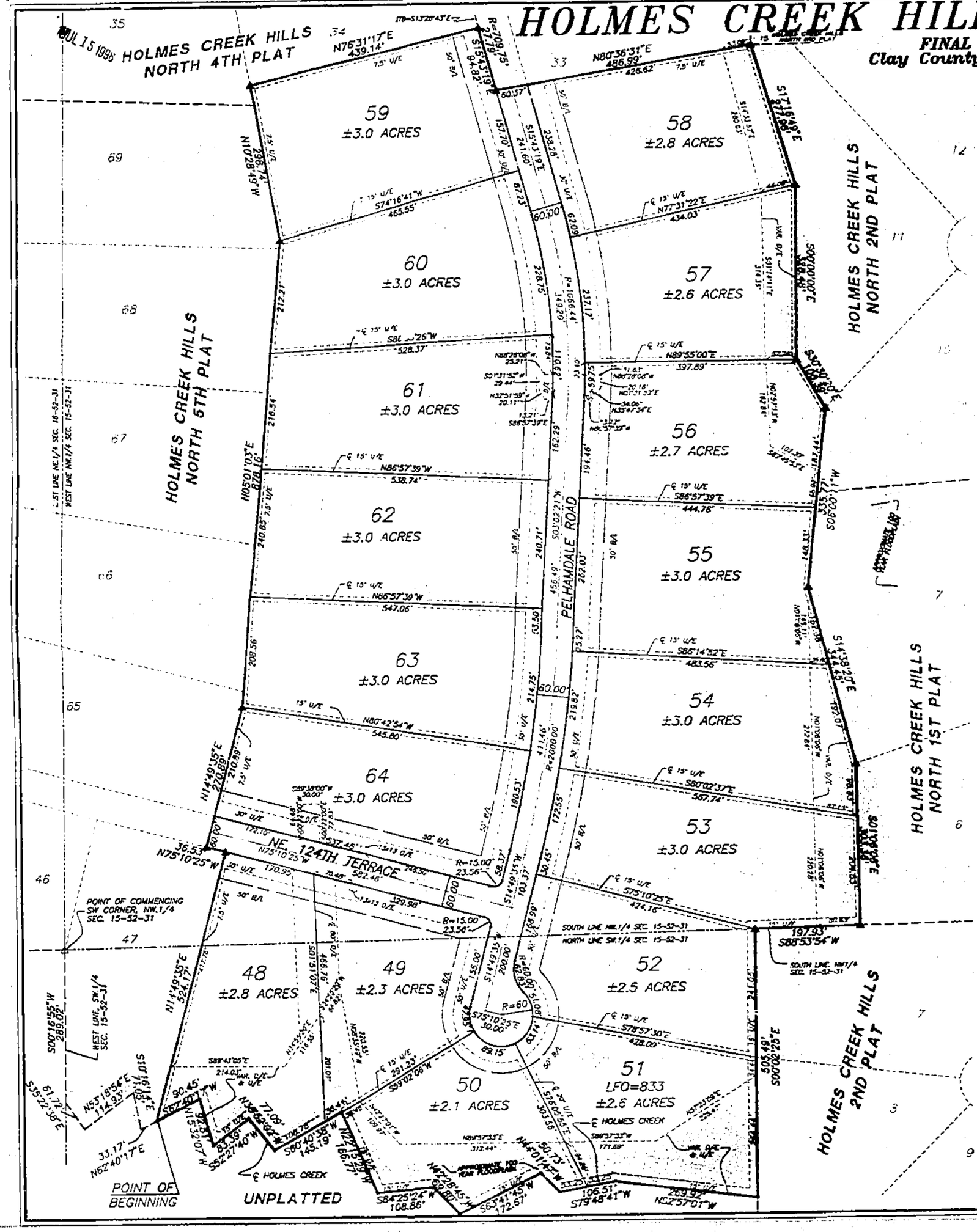
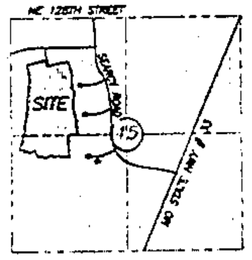
Clay County, Missouri
Land Survey Document

HOLMES CREEK HILLS NORTH 6TH PLAT

FINAL PLAT
Clay County, Missouri





SEC. 15-52-31
Location Map

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement
△ Denotes Existing Monument
▲ Denotes Monument to be set after construction of Utilities and Streets.
● Denotes 1/2" Rebars to be Set with Plastic Caps #3074
○ Denotes Existing Bar

NOTES:
1) NO BUILDING PERMIT SHALL BE ISSUED FOR A RESIDENTIAL STRUCTURE ON A LOT IN THIS PLAT UNTIL THE FOLLOWING:
A) AN OPERATING PERMIT HAS BEEN ISSUED BY THE MISSOURI DEPT OF NATURAL RESOURCES FOR THE CENTRALIZED SEWAGE SYSTEM INSTALLED FOR THE SUBDIVISION.
B) A LETTER OR OTHER FORM OF AUTHORIZATION IS PROCURED TO THE CLAY COUNTY PLANNING AND ZONING DEPARTMENT FROM PLATTE-CLAY ELECTRIC COOPERATIVE STATING THAT THE COMPANY HAS ACCEPTED THE CENTRAL SEWAGE SYSTEM FOR MAINTENANCE.
2) A SITE PLAN MUST BE APPROVED BY THE CLAY COUNTY PLANNING AND ZONING DEPARTMENT PRIOR TO DISTURBANCE OF ANY EXISTING NATURAL DRAINAGE DITCH.
3) EXISTING ZONING -- R1a
4) LFO = LOWEST FLOOR OF DWING

JOB NUMBER
28802

LEGAL DESCRIPTION:

[illegible]

DEDICATION: The undersigned proprietors of the tract of land described herein have caused the same to be subdivided as the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "HOLMES CREEK HILLS NORTH 6TH PLAT".

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, telephone, cable TV and sewers, including, but not limited to, underground pipes and conduits, and mounted transformers, pedestals, and above ground and buried lines, under and along the strips of land designated utility easement (U/E), all of the exterior lines of the plat, and all other easements as shown on the plat, and hereby granted to the utility companies and their successors and assigns, the right to install, lay, maintain, repair and remove such utility facilities in, under and upon the platted easements, together with the right to trim or remove trees, brush, shrubs, and bushes as may be deemed necessary in exercising the rights granted by this easement.

STREETS: Streets shown on this plat and not heretofore 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 building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF, BOYD DEVELOPMENT, L.L.C. a Missouri Limited Liability Corporation, has by the authority of its Board of Directors caused this instrument to be executed by its members this 10th day of June, 1998.

John A. Boyd, Member

Elizabeth J. Boyd, Member

STATE OF MISSOURI }
COUNTY OF CLAY } s.s.

On this 10th day of June in the year 1998, before me a Notary Public in and for said State, Personally appeared John A. Boyd and Elizabeth J. Boyd, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires March 27, 2000

Notary Public

This plat of HOLMES CREEK HILLS NORTH 6TH PLAT has been submitted to and approved by the Clay County Planning Commission this 6th day of January 1998.

Counselor — Chairman — Director

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this 13th day of July 1998.

Attest: County Clerk

Presiding Commissioner — Western District Commissioner — Eastern District Commissioner

STATE OF MISSOURI }
COUNTY OF CLAY } s.s.

This is to certify that this instrument was filed for record in the Recorder Of Deeds Office on the ____ day of ____ 1998, in Cabinet ____ Slides ____ at ____ PM/AM O'Clock.

Deputy — Recorder of Deeds

I hereby certify that this plat of HOLMES CREEK HILLS NORTH 6TH PLAT subdivision is based on an actual survey made by me or under my direct supervision and that, and strong results of surveys the current standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects, Division of Geology and Land Survey of the State of Missouri, and the Missouri Department of Natural Resources, which meet or exceed the current standards for a Class Urban property. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and that, this day of [illegible] 1998.

DATE: 6-9-98

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ○ LAND PLANNING ○ CIVIL ENGINEERING
201 NW 72ND STREET ○ GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 436-0767

Prepared For:
BOYD DEV. L.L.C.
17407 NE. 123RD STREET
KEARNEY, MISSOURI 64060

DATE: 06/09/98

http://www.ClayCoGov.com