Clay County, Missouri
Land Survey Document

P 3863 AUG 3 1998

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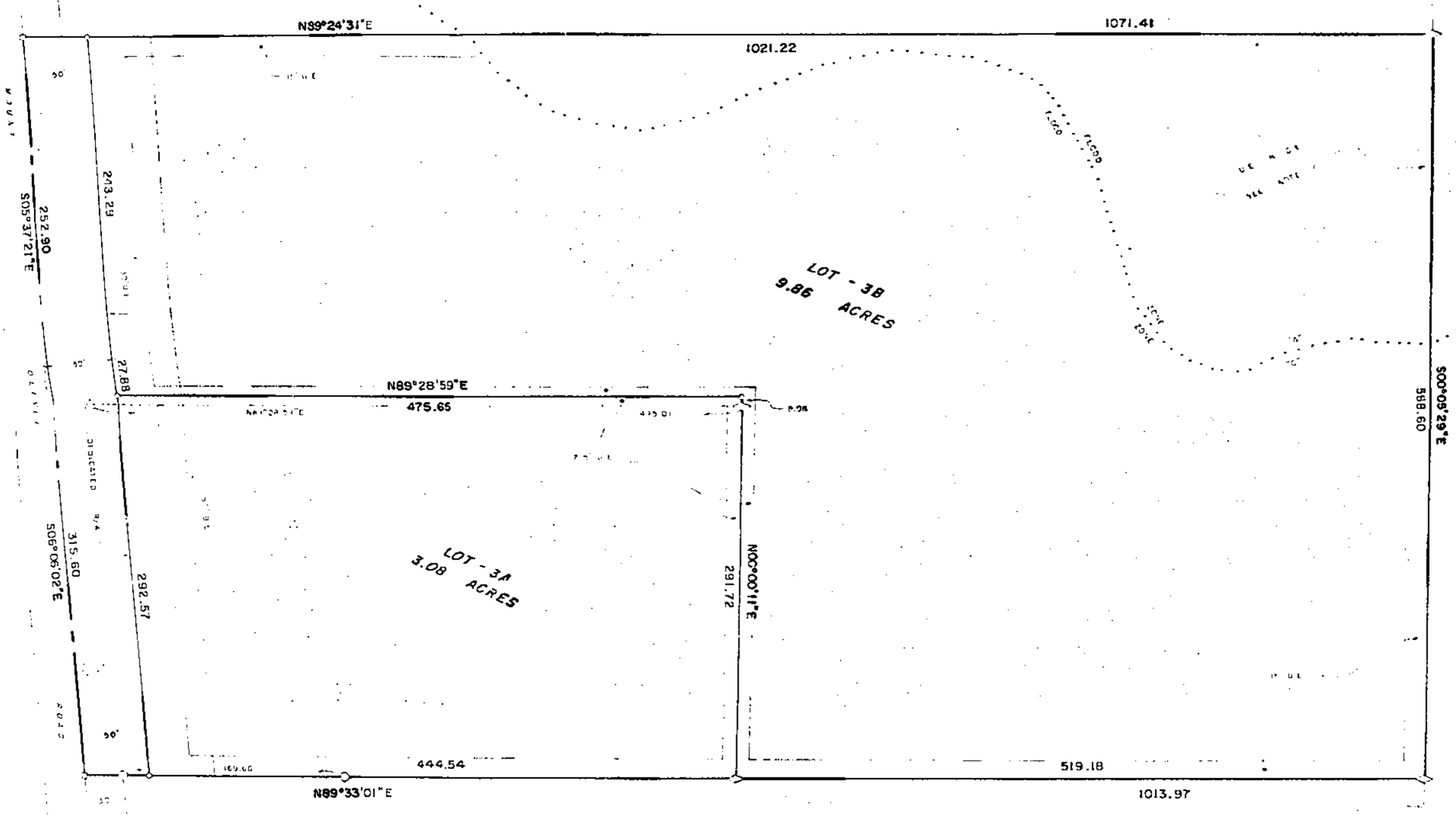
BOOK 3863 PAGE 149
MARY LYNN WILSON
RECORDER OF DEEDS

REPLAT OF LOT 3 OF ENDICOTT ADDITION

FINAL PLAT



DESCRIPTION

All of Lot 3 in Endicott Addition, a subdivision recorded in Plat Book 16 at Page 39, in Clay County, Missouri. Containing 13.58 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 the REPLAT OF LOT 3 OF ENDICOTT ADDITION and shall consist of a total of two (2) lots.

In testimony whereof, David Earl & Sandra Elaine Wilson, husband and wife, have subscribed their names this 17th day of July, 1998.

David Earl Wilson — Sandra Elaine Wilson

Be it remembered that on this 17th day of July, 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: Oct 13, 2001 — Notary Public

APPROVALS AND ACCEPTANCES

This plat of the REPLAT OF LOT 3 OF ENDICOTT ADDITION has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 7th day of July, 1998.

Chairman, Planning Commission — 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 3 day of August, 1998.

County Clerk

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

County Recorder

SEE BOOK 3864 PAGE 149

NOTES

1. Owner/Developer: David & Sandra Wilson, 4315 North Hickory, Kansas City, MO 64116.
2. Survey Classification is "C".
3. Record Reference is Book 1188 Page 84.
4. Bearings based on the East line of Lot 3 in Endicott Addition, Plat Book 16 Page 39.
5. Subdivision in Flood Hazard Zones "A & C" per FIRM C.P. # 290086 0075 A, 3/18/1980.
6. Area within Drainage Easement is approximate (derived from note 5 and the Kearney NO Quadrangle) and is subject to any inaccuracies that a subsequent topographic survey may disclose.
7. 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.
8. 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.

CAG-E
19649 OP

SURVEYORS CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct 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 administrator minimum boundary survey adopted by the Missouri Board for Architects, Professional Engineers & Land Surveyors, effective December 30, 1994, 4 CSR 30-8.020.

Date: 7-15-98 Signed: Terry M. McCaleb MO-REG.#2343

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.
308 EAST MAIN STREET
PO BOX 163
RICHMOND, MO 64085
PHONE (816) 776-4343
FAX (816) 470-4343

STATE OF MISSOURI — TERRY M. McCALLESS — NUMBER 2343 — LAND SURVEYOR

SURVEY FOR: DAVID WILSON
KANSAS CITY, MO.

Date: 6-29-1998 | Field Book: 98-204 | Project #: 98-6107

http://www.ClayCoGov.com