Clay County, Missouri
Land Survey Document

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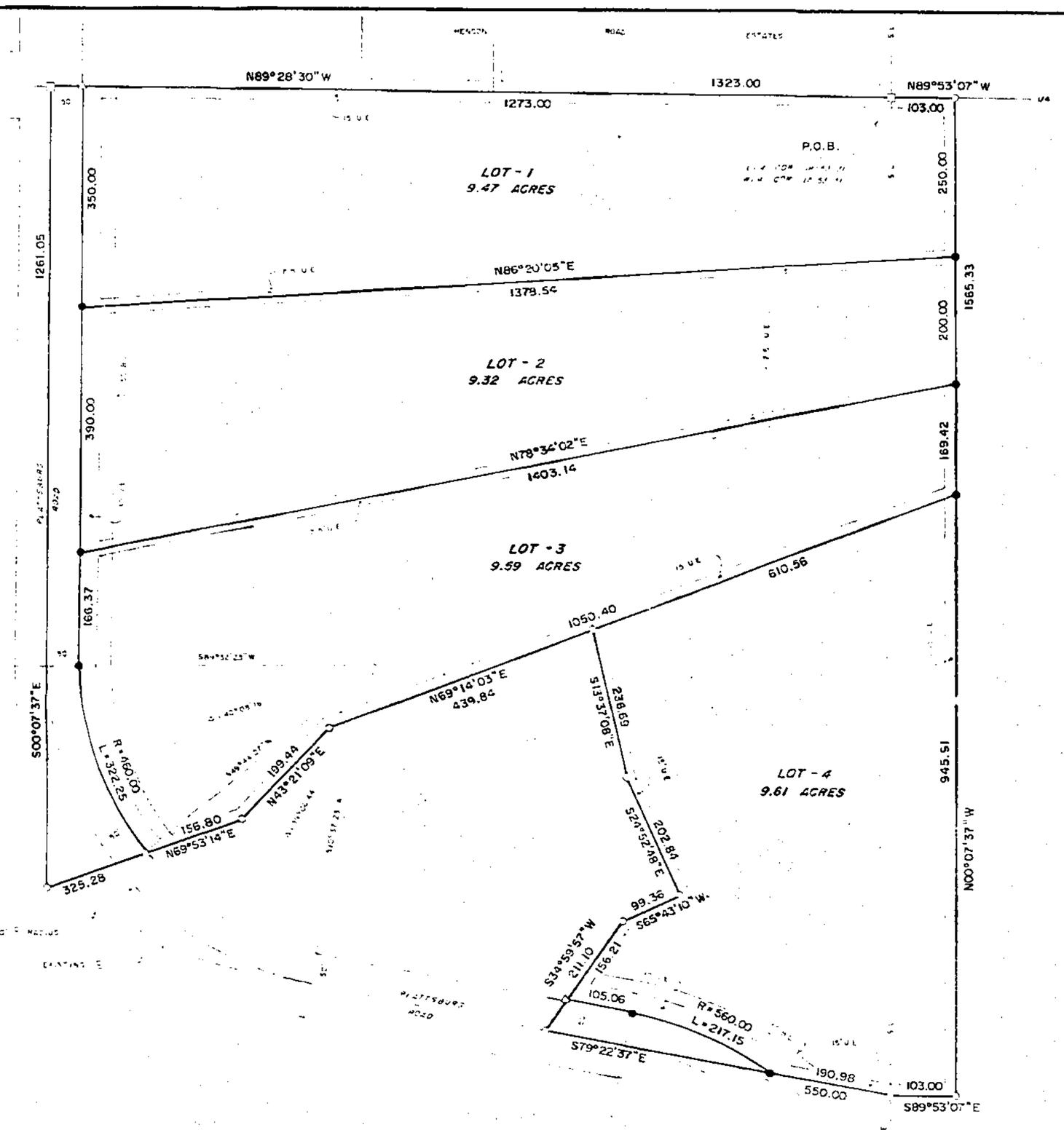
P 5060 AUG 1 0 1998

98 AUG 10 AM 11:47
Recorded in Book 2801 Page 695
Clay County, Missouri
RECORDER OF DEEDS
By Mary Marcott Deputy



Book 3063 pg 178

NOTES

1. Owner/Developer: Richard W & Kristi M Fouts, 12819 NW 174th Street, Holt, MO 64048.
2. Survey Classification is "C".
3. Record Deed Reference is Book 2801 Page 609.
4. Bearing System is assumed.
5. Soil Type is Armster Lagonda Sharpsburg Association.
6. Topography on preliminary plat is taken from the Arley, MO Quadrangle.
7. Subdivision is Flood Hazard Zone "C" per FIRM C.P. # 290086 0025 A, March 18, 1980.
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.

NORTHWEST TERRITORY

FINAL PLAT

DESCRIPTION

Those portions of the SW¼ of Section 17 and the SW¼ of Section 18, all in Township 53 North of the Base Line, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as a whole as follows: Beginning at the W¼ corner of said Section 18 (also the W¼ corner of said Section 17); thence N89°28'30"W, 1323.00 feet along the North line of said SW¼; thence S00°07'37"W, 1261.05 feet parallel with the East line of said Section 18; thence N89°53'14"W, 325.28 feet; thence N43°21'09"E, 199.44 feet; thence N69°14'03"E, 439.84 feet; thence S13°37'08"E, 236.69 feet; thence S26°52'48"E, 202.84 feet; thence S65°43'10"W, 99.36 feet; thence S34°59'57"W, 211.10 feet to the centerline of Plattsburg Road; thence S79°22'37"E, 550.00 feet along said centerline and the prolongation thereof to the East line of said Section 18 (also the West line of said Section 17); thence S89°53'07"E, 103.00 feet parallel with the North line of said SW¼; thence N00°07'37"W, 1565.33 feet parallel with said West line to said North line; thence N89°53'07"W, 103.00 feet along said North line to the point of beginning. Containing 40.00 acres and subject to all easements, restrictions, reservations and right of ways of record.

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 (fences, 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 NORTHWEST TERRITORY and shall consist of a total of four (4) lots.

In testimony whereof, Richard W. & Kristi M. Fouts, husband and wife, have subscribed their names this 22 day of June, 1998.

Richard W. Fouts
Richard W. Fouts

Kristi M. Fouts
Kristi M. Fouts

Be it remembered that on this 22 day of June, 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 :

SARAH E. BARNETT
Notary Public – Notary Seal
State of Missouri
County of Clay
My Commission Exp. 02/05/2002

Sarah Barnett
Notary Public

APPROVALS AND ACCEPTANCES

This plat of NORTHWEST TERRITORY has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 6th day of January, 1998.

Chairman, Planning Commission

Stuart N. Barker
Secretary, Planning Commission

Presiding Commissioner

Rosalie A. Kerns
County Commissioner

Eastern Commissioner

Gene Owen
Western Commissioner

These easements and rights of way accepted by the County Governing Body of Clay County, Missouri, this 13 day of July, 1998.

Sandra J. Mason
County Clerk By R. Tengle

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

County Recorder

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 that 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: 6-18-98 Signed: Terry M. McAmless
Terry M. McAmless MO PLS No. 2045

If this document does not have an embossed seal, it should be assumed that it has been altered from the original. The certification contained on this document shall not apply to any copies.

M & M LAND SURVEYING SERVICE, INC.
808 EAST MAIN STREET
PO BOX 83
RICHMOND, MO 64085
PHONE (816) 776-4343
FAX (816) 470-4343

TERRY M. McAMLESS
NUMBER
LS-343
REGISTERED LAND SURVEYOR

SURVEY FOR: RICK FOUTS
HOLT, MO.

Date: 6-18-1998 Field Book: 97-190 Project#: 98-6106

C46-E
10/6/93 CP