Clay County, Missouri
Land Survey Document
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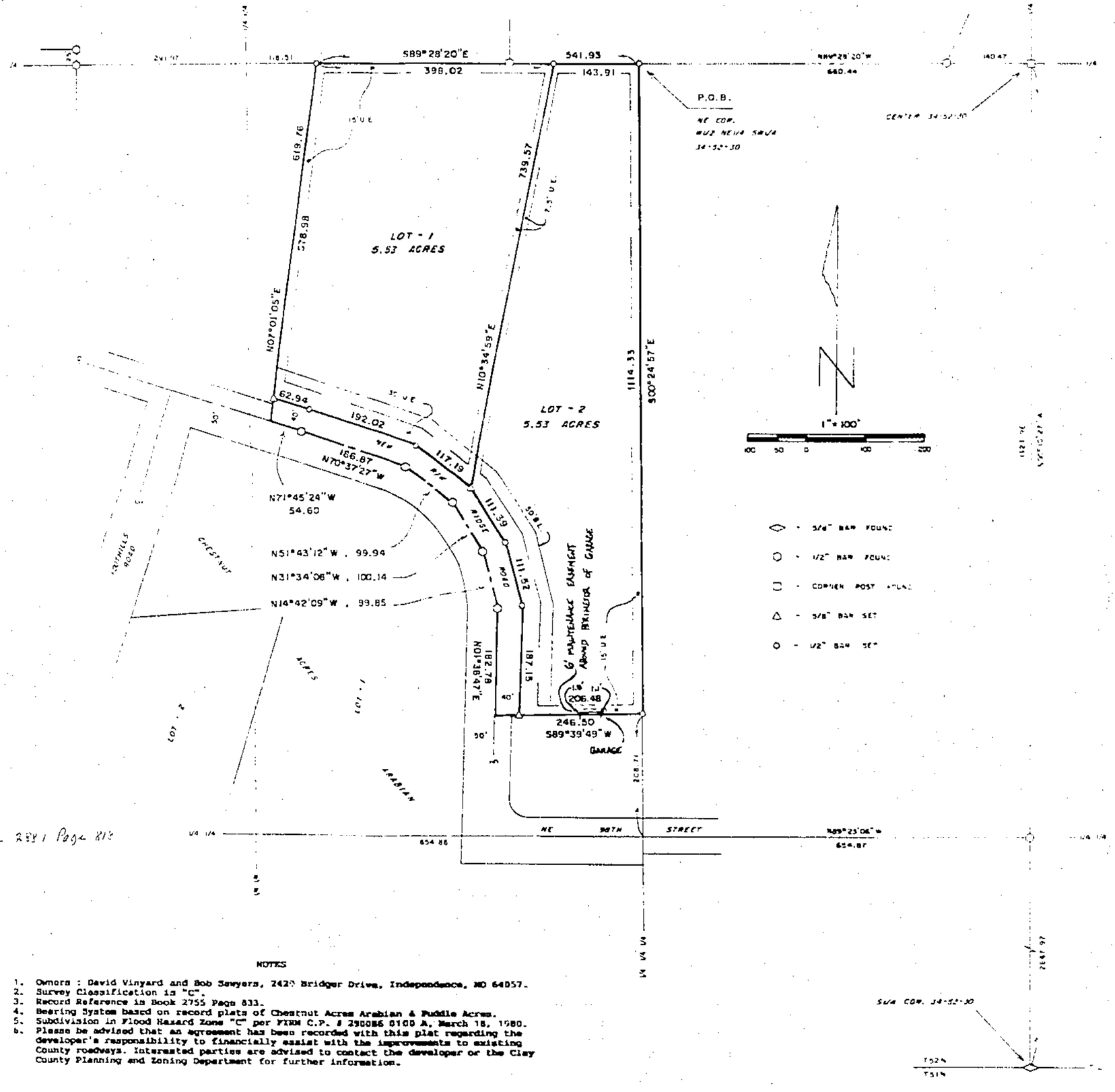
VINYARD ESTATES

FINAL PLAT



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NOTES

1. Owners : David Vinyard and Bob Sawyers, 2420 Bridger Drive, Independence, MO 64057.
2. Survey Classification is "C".
3. Record Reference is Book 2755 Page 833.
4. Bearing System based on record plats of Chestnut Acres Arabian & Puddle Acres.
5. Subdivision in Flood Hazard Zone "C" per FIRM C.P. # 290086 0100 A, March 18, 1980.
6. 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.

DESCRIPTION

That portion of the W½ of the NE¼ of the SW¼ of Section 34, Township 52 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Commencing at the S¼ corner of said Section 34; thence N00°10'27"W, 2647.92 feet to the Center of said Section 34; thence N89°28'20"W, 660.44 feet to the NE corner of said W½ NW¼ SW¼ and to the point of beginning of the land herein described; thence S00°24'57"E, 1114.33 feet along the East line of said W½ NE¼ SW¼; thence S89°39'49"W, 246.50 feet to the centerline of Ridge Road; thence Northwesterly along said centerline the following course; N01°36'47"E, 182.78 feet; N14°42'09"W, 99.85 feet; N31°34'06"W, 100.14 feet; N51°43'12"W, 99.94 feet; N70°37'27"W, 186.87 feet; N71°45'24"W, 54.60 feet; thence leaving said centerline N00°01'05"E, 619.76 feet to the North line of said W½ NE¼ SW¼; thence S89°28'20"E, 541.93 feet along said North line to the point of beginning. Said portion contains 11.76 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 VINYARD ESTATES and shall consist of a total of two (2) lots.

In testimony whereof, David A. & Cynthia K. Vinyard, husband & wife, and Bobby D. & Sharon K. Sawyers, husband & wife, have subscribed their names this 5th day of August, 1998.

David A. Vinyard — Cynthia K. Vinyard — Bobby D. Sawyers — Sharon K. Sawyers

Be it remembered that on this 5th day of August, 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 : 7-8-99

Notary Public

APPROVALS AND ACCEPTANCES

This plat of VINYARD ESTATES has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 2nd day of June, 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 11 day of August, 1998.

County Clerk

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

County Recorder

DESCRIPTION OF MAINTENANCE EASEMENT

That portion of the W½ of the NE¼ of the SW¼ of Section 34, Township 52 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Commencing at the SE corner of said W½ NE¼ SW¼; thence N00°24'57"W, 208.71 feet along the East line of said W½ NE¼ SW¼; thence S89°39'49"W, 62.04 feet to the true point of beginning of the easement herein described; thence S89°39'49"W, 48.18 feet; thence N00°51'03"E, 6.00 feet; thence N89°39'49"E, 48.18 feet; thence S00°51'03"W, 6.00 feet to the point of beginning.

NOTE : This Maintenance Easement is granted, for the sole purpose of ingress and egress, to access the side of the existing metal building (garage) for maintenance and upkeep of said building only.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me (or under my direct supervision) in accordance with and that I am duly registered Land Surveyor under the laws of the State of Missouri and that this survey was performed in accordance with the requirements of the Missouri Standards for property boundary surveys adopted by the Missouri Board of Architects, Professional Engineers & Land Surveyors, effective December 30, 1994. 4 CSR 30-2.070.

Date: 7-5-98 Signed: Terry M. Clancey PLS-2345

If this document does not have an embossed seal, it should be presumed to contain inaccurate and/or incomplete information. This certification expressed on this document shall not apply to any copies.

M & M LAND SURVEYING SERVICE, INC.
108 EAST MAIN STREET
PO BOX 28
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

STATE OF MISSOURI — TERRY M. CLANCEY — NUMBER LS-2345

SURVEY FOR: VINYARD & SAWYERS — INDEPENDENCE , MO.

Date: 6-2-1998 Field Book: 98-199 Project: 98-5918

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