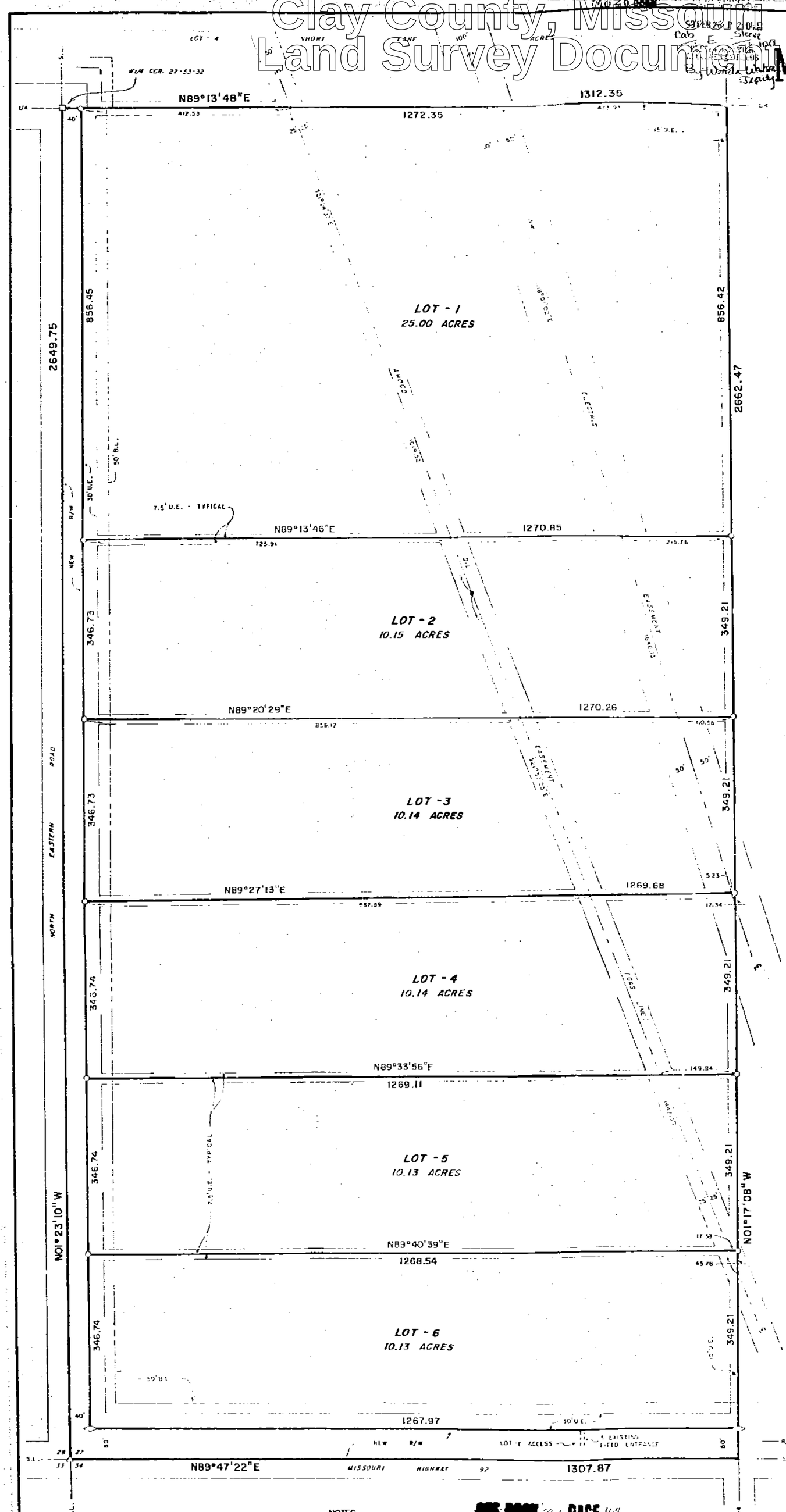
P 36679
Clay County, Missouri
Land Survey Document

McCLARNON ACRES

FINAL PLAT



DESCRIPTION

All of the W½ of the SW¼ of Section 27, Township 53 North of the Base Line, Range 32 West of the Fifth Principal Meridian, Clay County, Missouri. Containing 79.88 acres and subject to all easements, restrictions, reservations and right of ways of record. Except that part in Missouri Highway 92.

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 McCLARNON ACRES and shall consist of a total of six (6) lots.

In testimony whereof, Roberta M. McClarnon has subscribed her name this 10th day of February, 1999.

WILLIAM EARL HALBERSTADT NOTARY SEAL NOTARY PUBLIC STATE OF MISSOURI

Roberta M. McClarnon
Roberta M. McClarnon

Be it remembered that on this 10th day of February, 1999, 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~~ Ray)

William E. Halberstadt
Notary Public

My commission expires :

WILLIAM EARL HALBERSTADT Notary Public-State of Missouri Commission Expires My Commission Expires 3/8/2002

APPROVALS AND ACCEPTANCES

This plat of McCLARNON ACRES has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 2nd day of February, 1999.

Chairman, Planning Comm. — Director, Planning Comm.

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 26th day of February, 1999.

County Clerk
By Kathleen Lynch

Entered on transfer record this ____ day of _____, 1999.

County Recorder

[ ] - BRASS CAP DESTROYED PER SHORT LANE ACRES

△ - PK NAIL SET IN 1995 - SHORT LANE ACRES

◇ - 5/8" BAR W/ALUM. CAP SET

O - 1/2" BAR SET

NOTES

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1. Owner : Roberta M. McClarnon, 1223 Jill Lane, Excelsior Springs, MO 64024.
2. Developer : Vic Bonucchi, 2003 Joy Street, Excelsior Springs, MO 64024.
3. Survey Classification is "C".
4. Record Deed References are Book 1025 Page 177 and Book 1968 Page 917.
5. Bearing System based on recorded plat of Short Lane Acres, Cabinet "E" Sleeve 2.
6. Soil Type is Sharpsburg-Mexico Association.
7. Topography on Preliminary Plat was taken from the Arley, MO Quadrangle.
8. Subdivision is in Flood Hazard Zone "C" per FIRM Community Panel # 290086 0025 A, Effective Date : March 18, 1980.
9. 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.
10. Purchasers of property within this plat are hereby advised that NW Electric Power Cooperative and Amoco Oil Company maintain substantial easements on this property. Construction and certain other activities within these easements is prohibited and may be hazardous. Property owners shall contact the appropriate easement holders for details before beginning any construction activities, including driveways, within the subdivision.
11. No house, building, or permanent structure other than a driveway shall be constructed within 20 feet of an existing drainage channel. Any driveway constructed across an existing drainage channel shall have a pipe culvert placed within the channel at the crossing point. Such pipe culvert shall be sized by a licensed engineer to insure that it will adequately pass the storm water runoff from a 25 year storm.
12. No existing storm water channel may be re-routed with an improved channel, or collected into and re-routed through storm sewer piping without plans prepared by a licensed engineer and approved by Clay County.
13. Any structures constructed within this subdivision shall provide siltation control during such construction in order to prevent siltation of onsite and downstream water courses and water bodies. Siltation control plans shall be provided along with applications for building permits and approved by Clay County prior to building permit issuance.

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 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 30-8.020.

Date: 2-3-99 Signed: Terry M. McCanless — MO REG # 2143

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.
808 EAST MAIN STREET
PO BOX 63
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

STATE OF MISSOURI — TERRY M. McCANLESS — NUMBER LS-2143 — REGISTERED LAND SURVEYOR

SURVEY FOR: VIC BONUCCHI EXCELSIOR SPRINGS, MO.

Date: 2-3-1999 | Field Book: 99-212 | Project #: 98-6397

Plat Gb L
2/3/99. CP

http://www.ClayCoGov.com