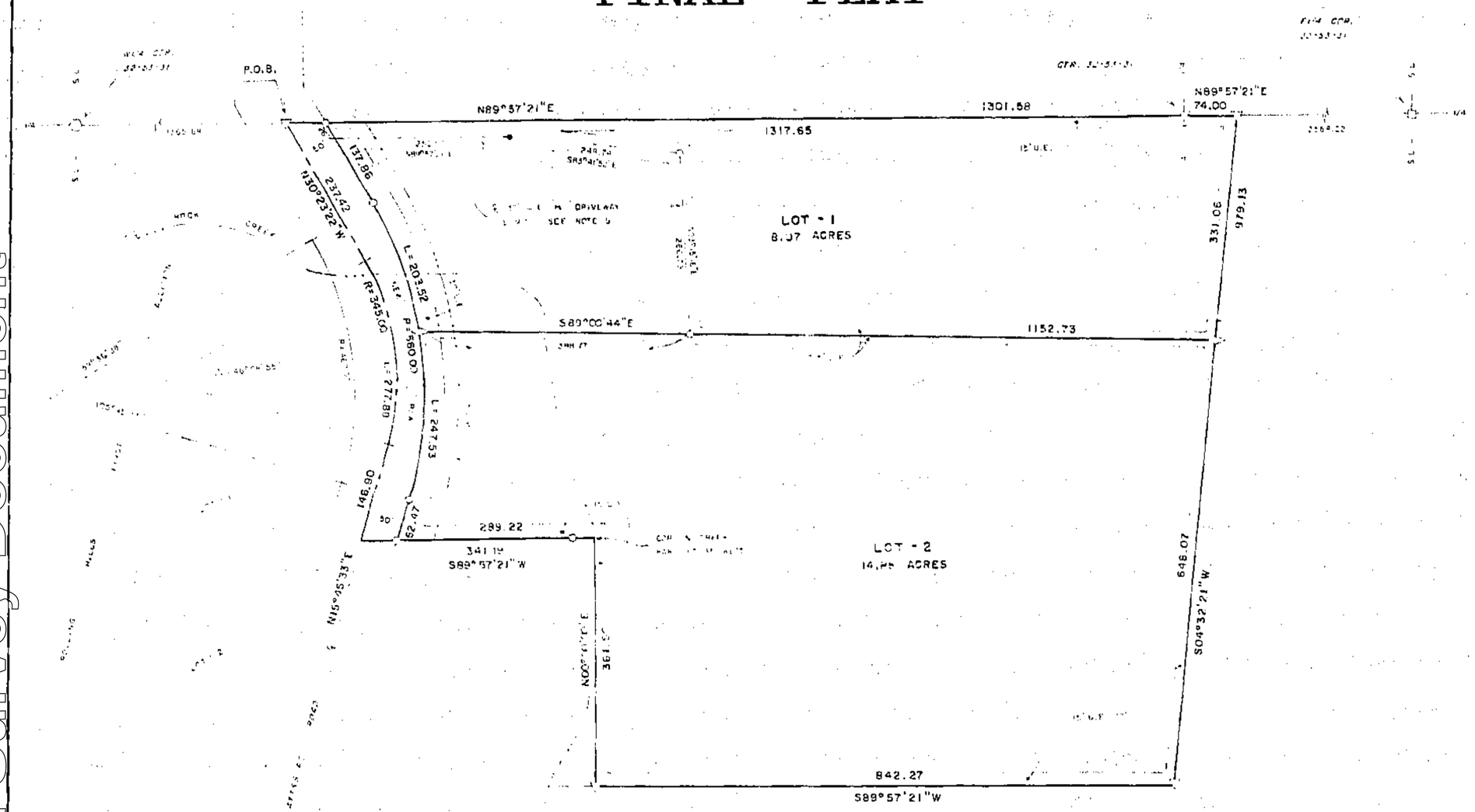
Clay County, Missouri
Land Survey Document

P 51322 MAY 27 1999

99 MAY 27 A 9:12
Cab E Income 100
By Nita Bracey
Deputy

FRAKERS ACRES

FINAL PLAT



NOTES

1. Owner/Developer : Tom & Nancy Frakes, 14725 Plattsburg Road, Kearney, MO 64060.
2. Survey Classification is "C".
3. Record Deed Reference is Book 1963 Page 575.
4. Bearing System based on survey by BHC 1433, dated March 6, 1998.
5. Subdivision is in Flood Hazard Zone "C" per FIRM Community Panel # 290086 0025 A, Effective Date : March 18, 1980.
6. 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.
7. 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.
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.
9. The thirty foot driveway easement, from the East line of Plattsburg Road to the North line of Lot 2, is for ingress and egress of Lot 2 across Lot 1. The cost and maintenance of the West-East portion of the easement will be shared by the owners of Lots 1 and 2. The owner of Lot 2 will be responsible for the cost and maintenance of the North-South portion of the easement

○ = STONE FOUND
⊙ = MAG'S CAP FOUND
□ = 1/2" BAR FOUND
◇ = 5/8" BAR SET
◇ = 1/2" BAR SET
● = 30d NAIL SET

1" = 100'
100 50 0 100 200

DESCRIPTION

That portion of the S½ of Section 32, Township 53 North of the Base Line, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at a point on the North line of said S½ that is N89°57'21"E, 1365.68 feet from the W¼ corner of said Section 32; thence N89°57'21"E, 1301.58 feet along said North line to the Center of said Section 32; thence N89°57'21"E, 74.00 feet along said North line; thence S04°32'21"W, 979.13 feet; thence S89°57'21"W, 842.27 feet parallel with said North line; thence N00°00'00"E, 361.50 feet; thence S89°57'21"W, 341.19 feet parallel with said North line to the centerline of Plattsburg Road; thence Northerly along said centerline to the point of beginning. Said portion contains 25.20 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 FRAKERS ACRES and shall consist of a total of two (2) lots.

In testimony whereof, Thomas Joe Frakes and Nancy Elaine Frakes, husband and wife, have subscribed their names this 13th day of May, 1999.

Thomas Joe Frakes — Nancy Elaine Frakes

Be it remembered that on this 13th day of May, 1999, 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)

TONYA ANN NEFFERD
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. JUNE 16,2001

My commission expires : _____ Notary Public

APPROVALS AND ACCEPTANCES

This plat of FRAKERS ACRES has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 4th day of May, 1999.

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 24 day of May, 1999.

County Clerk

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

County Recorder

SEE BOOK ____ PAGE ____

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 30-8.060.

Date 5-5-99 Signed Terry M. McCaneless MO PLS LS-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.
806 EAST MAIN STREET
PO BOX 83
RICHMOND, MO 64085
PHONE (816) 776-3343
FAX (816) 470-8343

STATE OF MISSOURI
TERRY M. MCCANELESS
MO SEAL
LS-2143
REGISTERED LAND SURVEYOR

SURVEY FOR: TOM & NANCY FRAKES
KEARNEY, MO.

Date: 4 - 1 - 1999 Field Book: 88 - 93 Project #: 99 - 6533

Plat Cab E
Pg 365 CP

http://www.ClayCoGov.com