Clay County, Missouri
Land Survey Document

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P 60482 JUN 22 1999

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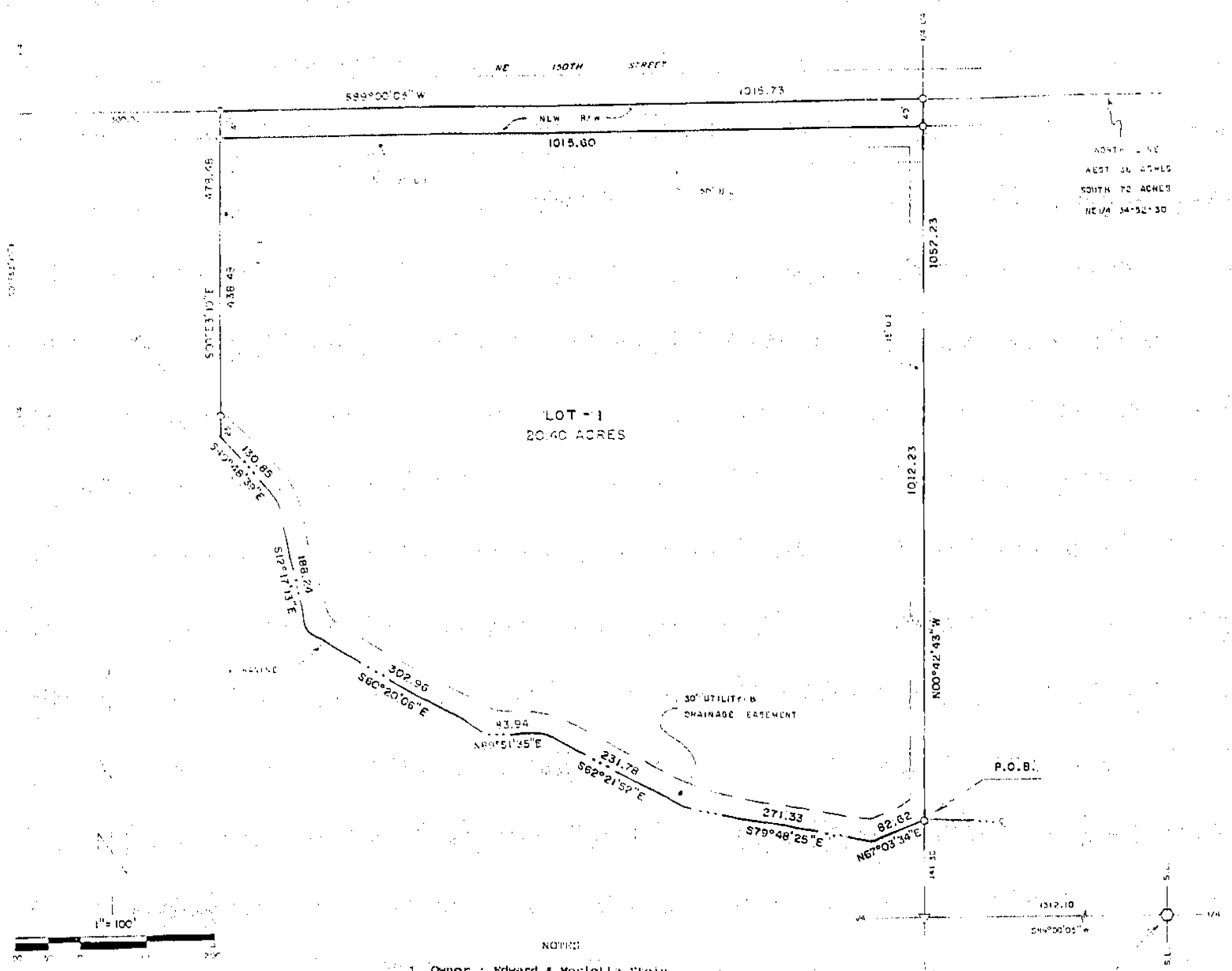
Cole E. Moore
Recorder of Deeds
By Pat Greer
Deputy

DIANA ESTATES

FINAL PLAT



NOTES

1. Owner : Edward & Merletta Stein
   21012 NE 144th Street
   Excelsior Springs, MO 64024.
2. Developer : Marilyn Lynch
   8900 North Holmes
   Kansas City, MO 64155.
3. Subdivision is in Flood Hazard Zone "C" per FIRM Community Panel # 290086 0050 B, Dated: February 17, 1989.
4. Record Deed References are Book 1015 Page 962 and Book 2354 Page 718.
5. Survey Classification is "C".
6. Bearing System is assumed.

SEE BOOK ___ PAGE ___

DESCRIPTION

That portion of the SW¼ of the NE¼ of Section 34, Township 53 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Commencing at the E¼ corner of said Section 34; thence S89°00'05"W, 1312.10 feet to the SE corner of said SW¼ NE¼; thence N00°42'43"W, 141.30 feet along the East line of said SW¼ NE¼ to the centerline of a ravine and to the true point of beginning of the land herein described; thence N00°42'43"W, 1052.23 feet along said East line to the North line of the West 36 acres of the South 72 acres of the NE¼ of said Section 34; thence S89°00'05"W, 1015.73 feet parallel with the South line of said SW¼ NE¼ and along said North line; thence S00°53'10"E, 478.46 feet parallel with the West line of said SW¼ NE¼ to the centerline of said ravine; thence Southeasterly along said centerline the following course; S40°48'39"E, 130.85 feet; S12°17'13"E, 188.24 feet; S60°20'06"E, 302.96 feet; N89°51'35"E, 83.94 feet; S62°21'52"E, 231.78 feet; S79°48'25"E, 271.33 feet; N67°03'34"E, 82.62 feet to the point of beginning. Said portion contains 21.33 acres and is 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 (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 DIANA ESTATES and shall consist of a total of one (1) lot.

In testimony whereof, Edward T. and Merletta F. Stein, husband and wife, have subscribed their names this 5 day of June, 1999.

Edward T. Stein — Edward T. Stein
Merletta F. Stein — Merletta F. Stein

Be it remembered that on this 5th day of June, 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)

My commission expires : July 9, 1999. — Machelle Timmermans, Notary Public

Machelle Timmermans, Notary Public
Clay County, State of Missouri
My Commission Expires 7/9/99

APPROVALS AND ACCEPTANCES

This plat of DIANA ESTATES has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 1st day of June, 1999.

Chairman, Planning Commission — Director, Planning Commission (Stuart N. Bodle)

Presiding Commissioner — County Counselor (Randall R. Rear)

Eastern Commissioner — Western Commissioner

These easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri, this 1st day of July, 1999.

County Clerk (Randall L. Mason) By R. Temple

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

County Recorder

SURVEYORS 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 30-6.020.

Date: 6-2-99 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.
806 EAST MAIN STREET
PO BOX 83
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: MARILYN LYNCH KANSAS CITY, MO.

Date: 4-22-1999 | Field Book: 99-214 | Project #: 99-6605

PC-E
9/1/99