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JUL 29 1999

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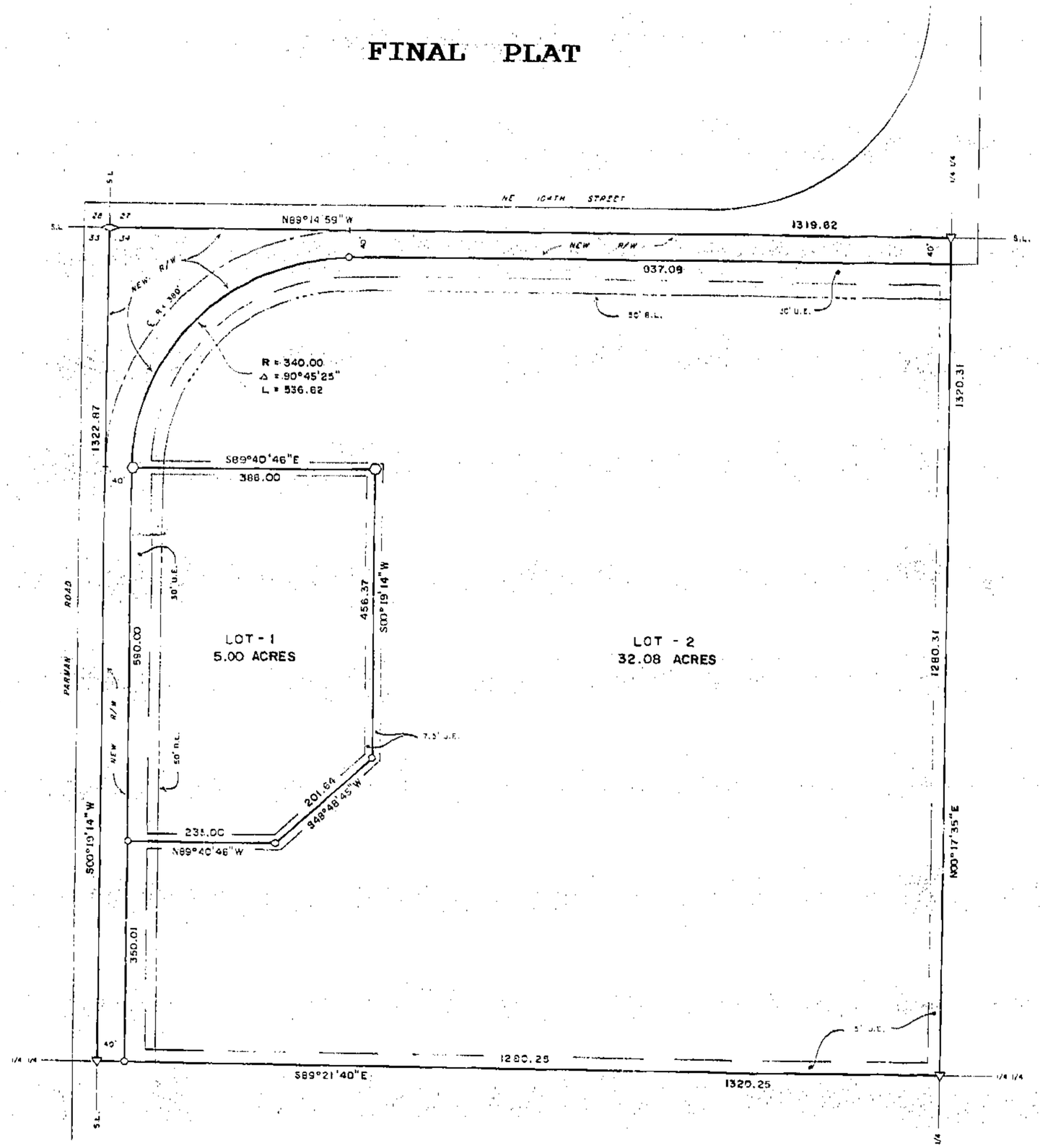
Cafe E Sleve
By Wanda Weston
Deputy

BIG WILLOWS

FINAL PLAT



MAGNETIC IRON FOUND

1/2" BAR FOUND

5/8" BAR SET

1/2" BAR SET

NOTES

1. Owner : Jackie & Joanne Critchfield, 10317 Parman Road, Excelsior Springs, MO 64024.
2. Survey Classification is "C".
3. Record Deed References are Book 2676 Page 444 and Book 2746 Page 121.
4. Bearing System is based on previous survey, dated March 13, 1997.
5. Subdivision is in Flood Hazard Zone "C" per FIRM C.P. # 290086 0100 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 & approved by Clay County.
8. Please be advised that an agreement has been recorded with this plat regarding 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

All of the NW¼ of the NW¼ of Section 34, Township 52 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri. Containing 40.05 acres. 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 BIG WILLOWS and shall consist of a total of two (2) lots.

In testimony whereof, Jackie J. Critchfield and Joanne Critchfield, husband and wife, have subscribed their names this 21st day of July, 1999.

Jackie J. Critchfield
Jackie J. Critchfield

Joanne Critchfield
Joanne Critchfield

Be it remembered that on this 21st day of July, 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)

CINDY ASHMORE
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Nov 24, 2000

My commission expires : _____

Cindy Ashmore
Notary Public

APPROVALS AND ACCEPTANCES

This plat of BIG WILLOWS has been submitted to and considered by Clay County Planning and Zoning Commission, and is hereby approved this 6th day of July, 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 26th day of July, 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 30-8.020.

Date: 7-15-99 Signed: Terry M. McCanless MO REG # 2140

If the 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-2140
REGISTERED LAND SURVEYOR

SURVEY FOR: JACK CRITCHFIELD
EXCELSIOR SPRINGS, MO.

Date: 6-4-1999 | Field Book: 99-219 | Project #: 99-6686

RC-E
Sum Cp

Clay County, Missouri
Land Survey Document
http://www.clayco.com