Clay County, Missouri
Land Survey Document

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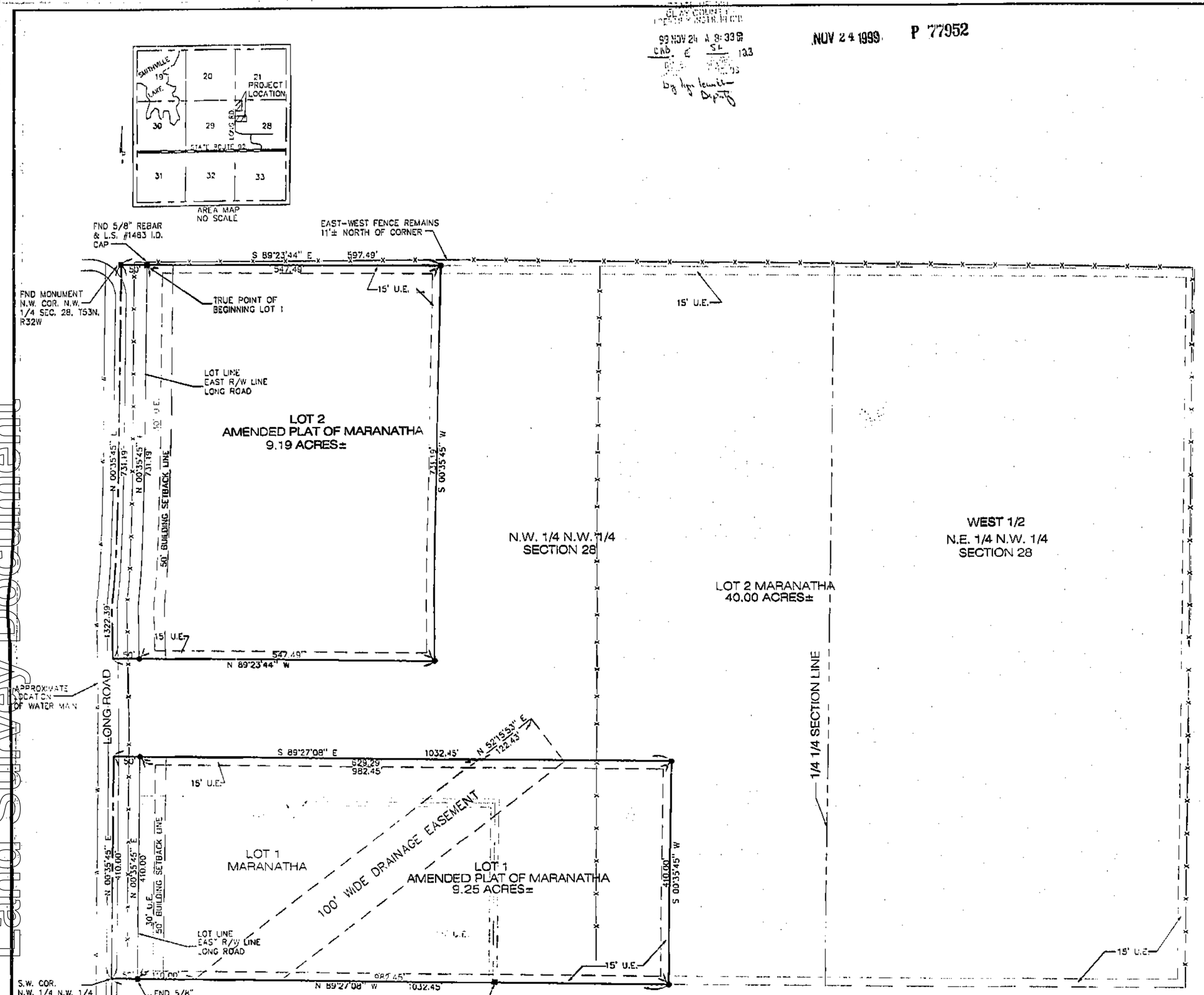
CLAY COUNTY
RECORDER OF DEEDS
99 NOV 24 A 8:33
CAD. E SL 133
By Jim Lewis Deputy

NOV 24 1999 P 77952



NOTES:

1. THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 290086 0025 A EFFECTIVE DATE MARCH 15, 1980.
2. CONTOURS ARE TAKEN FROM U.S.G.S. DATUM MAP.
3. EXISTING SOIL TYPES: MACKSBURG SILT LOAM 5-9% SLOPES, SHARPSBURG SILT LOAM 5-9% SLOPES, SHARPSBURG SILT LOAM 2-5% SLOPES.
4. RECORD DESCRIPTION FOR OVERALL TRACT IN BOOK 1663 AT PAGE 41, OFFICE OF THE CLAY COUNTY RECORDER OF DEEDS, CLAY COUNTY, MISSOURI.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER CONDITIONS MAY EXIST, AND COULD BE DISCLOSED BY A PROPER TITLE REPORT WHICH WAS NOT SUPPLIED FOR THIS SURVEY.
6. CURRENT ZONING OF PROPERTY IS AGRICULTURAL.
7. THE RECORD PLAT FOR MARANATHA WAS RECORDED NOVEMBER 21, 1991 IN THE RECORDERS BOOK "B" AT PAGE 192, AS DOCUMENT NO. 112563, CLAY COUNTY, MISSOURI.

Plat Cab-E
12/7/99 CP

DESCRIPTION: A TRACT OF LAND BEING A REPLAT OF LOT 1, AND PART OF LOT 2, MARANATHA, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 53 NORTH, RANGE 32 WEST, CLAY COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE SOUTH 89°23'44" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, 50.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LONG ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUED ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 SOUTH 89°23'44" EAST, 547.49 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 00°35'45" WEST, PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, 731.19 FEET; THENCE NORTH 89°23'44" WEST PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, 547.49 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LONG ROAD; THENCE NORTH 00°35'45" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID LONG ROAD, 731.19 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 9.19 ACRES MORE OR LESS AND ALSO A TRACT OF LAND BEING A REPLAT OF ALL OF LOT 1 AND PART OF LOT 2 IN MARANATHA, A SUBDIVISION IN SAID SECTION 28 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE SOUTH 00°35'45" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, 1322.39 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE SOUTH 89°27'08" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, 50.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID SECTION 28 ALSO BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00°35'45" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID LONG ROAD, 410.00 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89°27'08" EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, 982.45 FEET; THENCE SOUTH 00°35'45" WEST PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, 410.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH 89°27'08" WEST ALONG SAID SOUTH LINE, 982.45 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 9.25 ACRES MORE OR LESS AND ALL BEING SUBJECT TO ANY PUBLIC ROADS, EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS OR CONDITIONS, IF ANY, NOW OF RECORD.

DEDICATION OF THE "AMENDED PLAT OF MARANATHA":
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 THE AMENDED PLAT OF MARANATHA AND SHALL CONSIST OF A TOTAL OF TWO (2) LOTS.

THE STREETS AND EASEMENTS ON THIS PLAT NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF, MICHAEL L. AND RHONDA D. WELCH, HUSBAND AND WIFE, HAVE SUBSCRIBED THEIR NAMES THIS 16th DAY OF November, 1999.

MICHAEL L. WELCH, HUSBAND — RHONDA D. WELCH, WIFE

STATE OF MISSOURI)
SS
COUNTY OF CLAY)

Deborah M. Viviano
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires June 17, 2000

ON THIS 16th DAY OF November IN THE YEAR 1999, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MICHAEL L. AND RHONDA D. WELCH, HUSBAND AND WIFE, WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE YEAR AND DATE LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: June 17, 2000 — NOTARY PUBLIC

THIS PLAT OF "AMENDED PLAT OF MARANATHA" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CLAY COUNTY PLANNING COMMISSION AND IS HEREBY APPROVED. DATED THIS 22nd DAY OF November 1999.

CHAIRMAN, PLANNING COMMISSION — DIRECTOR, PLANNING COMMISSION
PRESIDING COMMISSIONER — EASTERN COMMISSIONER
WESTERN COMMISSIONER — COUNTY CLERK

I HEREBY CERTIFY; THAT THE WITHIN PLAT OF "AMENDED PLAT OF MARANATHA" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OF UNDER MY DIRECT SUPERVISION. AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR A CLASS "B" PROPERTY BOUNDARY SURVEY AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS. I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 53 NORTH, RANGE 32 WEST, ASSUMED TO BEAR NORTH 00°35'45" EAST FOR THIS SURVEY; THAT THE SECTION AND SECTIONAL SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE LOT CORNERS HAVE BEEN MARKED WITH SEMI-PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND CLAY COUNTY STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISION TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Nov. 17, 1999
DATE

SIGNED
BARTLETT & WEST ENGINEERS, INC.
F. SHANE TERPUNE MO. R.L.S. #2321

N
0 100 200
Scale 1" = 100'

NORTH BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 28 ASSUMED TO BEAR NORTH 00°35'45" EAST FOR THIS PLAT OF SURVEY.

■ =FOUND MONUMENT AS NOTED
● =SET 5/8"x 24" REBAR & L.S. #2321 I.D. CAP
—x—x—x—x— =EXISTING FENCE LINE

FINAL PLAT

AMENDED PLAT OF MARANATHA

A REPLAT OF LOT 1 AND PART OF LOT 2, MARANATHA, A SUBDIVISION IN THE N.W. 1/4, SEC. 28, T53N, R32W CLAY COUNTY, MISSOURI

PREPARED FOR: MIKE & RHONDA WELCH
CHARLES & NADINE PARKER
15709 LONG ROAD
SMITHVILLE, MO 64089

Bartlett & West Engineers, inc.
1222 North 24th St.
St. Joseph, MO 64505
(816) 364-2331
Fax (816) 364-6560
Topeka, KS
Shawnee, KS
Jefferson City, MO
Lenexa, KS
Jump, TX

DATE: 9\28\99 W.O. 8625.0'5 DRAWN BY: JW\JM