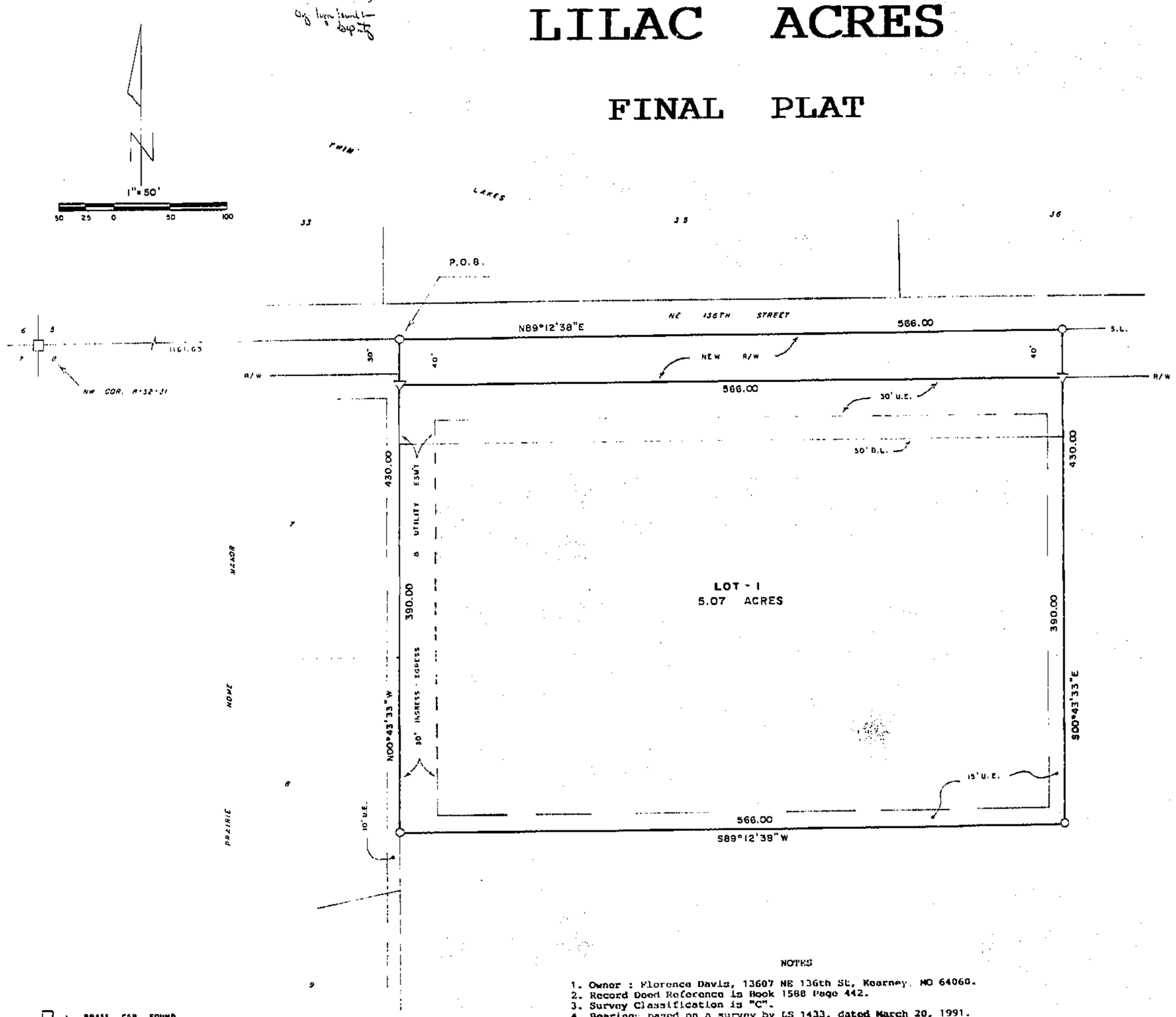
Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

99 NOV 24 A 9:41
NOV 24 1999 P 77954

LILAC ACRES

FINAL PLAT



BRASS CAP FOUND

5/8" BAR SET

1/2" BAR SET

NOTES

1. Owner : Florence Davis, 13607 NE 136th St, Kearney, MO 64060.
2. Record Deed Reference is Book 1588 Page 442.
3. Survey Classification is "C".
4. Bearings based on a survey by LS 1433, dated March 20, 1991.
5. Lot is in Flood Hazard Zone "C" per FIRM C.P. # 290086 0075 A, Effective Date : March 18, 1980.
6. 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.

DESCRIPTION

That portion of the NW¼ of Section 8, Township 52 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 of said NW¼ that is N89°12'38"E, 1161.63 feet from the NW corner of said Section 8; thence N89°12'38"E, 566.00 feet along said North line; thence S00°43'33"E, 430.00 feet parallel with the East line of Prairie Home Manor, a subdivision of record; thence S89°12'38"W, 566.00 feet parallel with said North line to said East line; thence N00°43'33"W, 430.00 feet along said East line to the point of beginning. Said portion contains 5.6 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 LILAC ACRES and shall consist of a total of one (1) lot.

In testimony whereof, the Florence M. Davis Trust has subscribed their name this ____ day of _____, 1999.

Florence M. Davis (Trustee)
Florence M. Davis Trust

Be it remembered that on this 9th day of November, 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 : May 17, 2000

Notary Public
MARY RUTH DAVALO
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. 5/17/2000

APPROVALS AND ACCEPTANCES

This plat of LILAC ACRES has been submitted to and considered by Clay County Planning and Zoning Commission, and is hereby approved this 2nd day of November, 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 10 day of November, 1999.

County Clerk

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

County Recorder

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: 11-4-99 Signed: Terry R. McCanless
Terry R. McCanless MO PLS # 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 63
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

STATE OF MISSOURI
TERRY R. McCANLESS
NUMBER
LS-2143
REGISTERED

SURVEY FOR: FLORENCE DAVIS
KEARNEY, MO.

Date: 9-23-1999 | Field Book: 99-220 | Project #: 99-6870

Plat Cab-E
1-24-99 cp