Clay County, Missouri
Land Survey Document

STATE OF MO
CLAY COUNTY
RECEIPT # INDEXED
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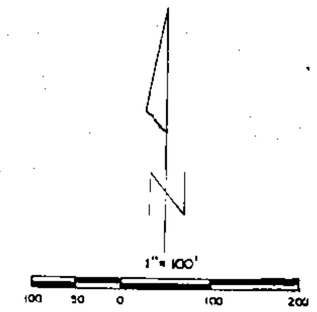
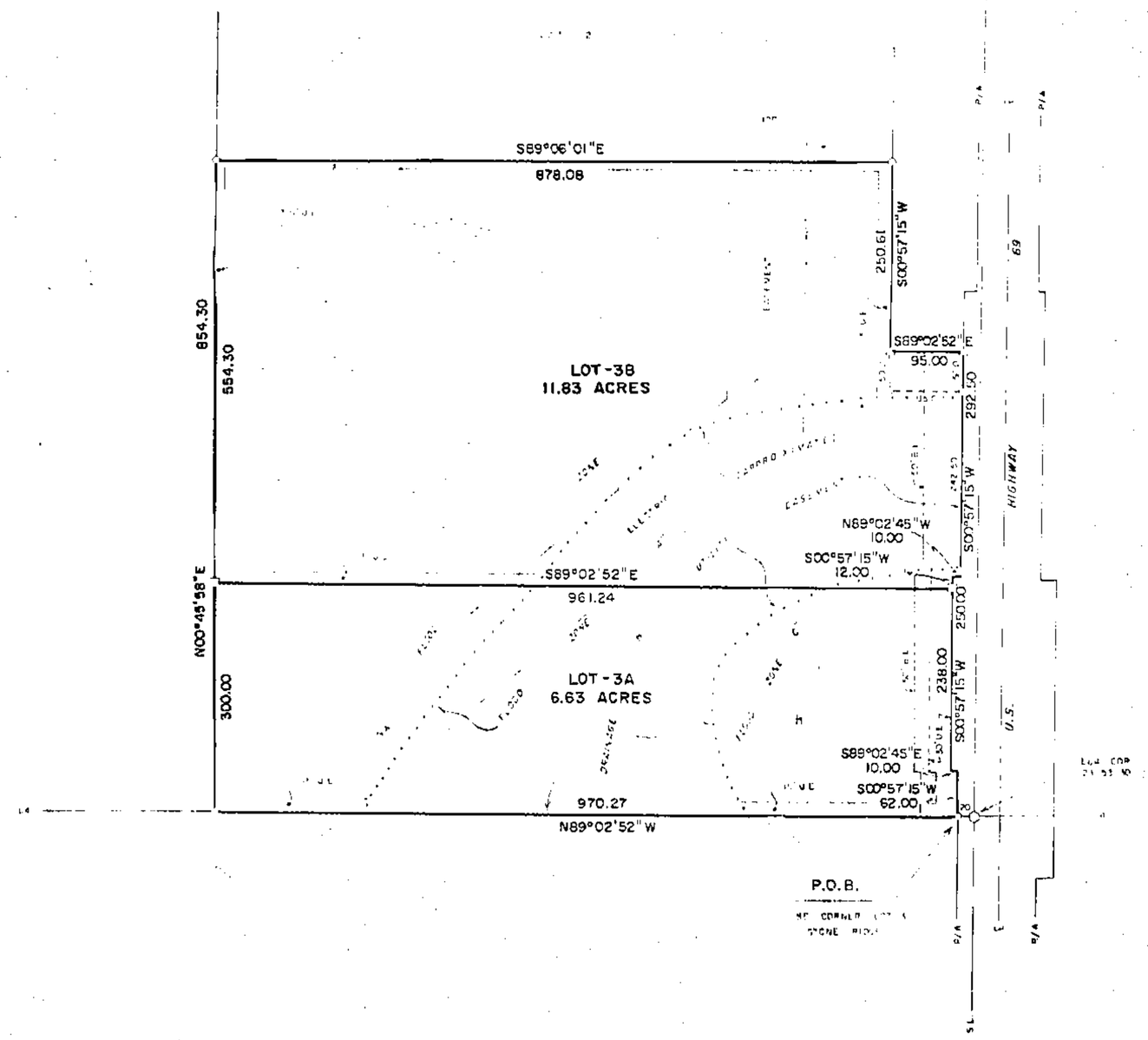
BAR E 130
ROBERT L. SEVIER
RECORDER OF DEEDS
by Sgt. Schmidt
Deputy

P 85571
FEB 1 2000

REPLAT OF LOT 3 OF STONE RIDGE

FINAL PLAT





○ = 1/2" BAR FOUND

□ = 5/8" BAR SET

△ = 1/2" BAR SET

⊙ = BRASS CAP FOUND

NOTES

1. Owner/Developer: Brent McElwee, 1350 North Jesse James Road, Excelsior Springs, MO 64024.
2. Survey Classification is "C".
3. Bearing System is based on the plat of Stone Ridge, recorded as Cabinet "C", Sleeve 358.
4. Record Deed is Book 2221 Page 407.
5. Subdivision is in Flood Hazard Zones "A & C" per FIRM Community Panel # 290086 0050 A, Effective Date: March 10, 1980.
6. Area within the Drainage Easement is approximate and is subject to any inaccuracies that a subsequent topographic survey may disclose. Given the approximate location of the flood plain boundary on lots within this subdivision, future single-family dwellings proposed near that boundary may require elevation certificates prior to obtaining building permits.
7. Per NW Electric Power Cooperative: The 100 foot easement does not allow buildings constructed or trees planted inside the 100 foot easement area and developer should advise land purchasers of this restriction before purchase. Also NW Electric requires notification of the altering of elevation of the land, in the easement area, so an authorized agent of NW Electric Power Cooperative, Inc. can check the clearance from ground to the power line to comply with the National Electric Safety Code. Equipment with diesel exhaust pointing up should not operate under the 69,000 volt line due to danger of flash-over of exhaust carbon. If no other method of construction is possible but to have equipment under line, proper notification should be made with NW Electric to check to see if line can be de-energized for that time period. For additional information please contact NW Electric Right of Way Agent for clarification.

DESCRIPTION

All of Lot 3 of Stone Ridge and that portion of the SW¼ of the NW¼ of Section 23, Township 53 North, Range 30 West of the 5th P.M., Clay County, Missouri, described as a whole as follows: Beginning at the SE corner of said Lot 3; thence N89°02'52"W, 970.27 feet along the South line of said SW¼ NW¼ to the SW corner of said Lot 3; thence N00°45'58"E, 854.30 feet to the NW corner of said Lot 3; thence S89°06'01"E, 878.08 feet to the NE corner of said Lot 3; thence S00°57'15"W, 250.61 feet along the East line of said Lot 3; thence S89°02'52"E, 95.00 feet to the Westerly right of way line of U.S. Highway 69; thence Southerly along said r.o.w. line and along the East line of said lot 3 the following course: S00°57'15"W, 292.00 feet; N89°02'45"W, 10.00 feet; S00°57'15"W, 250.00 feet; S89°02'45"E, 10.00 feet; S00°57'15"W, 62.00 feet to the point of beginning. Containing 18.46 acres and 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 so 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 the REPLAT OF LOT 3 OF STONE RIDGE and shall consist of a total of 2 (two) lots.

In testimony whereof, James Brent McElwee has subscribed his name this 24 day of Jan, 2000.

James Brent McElwee

Be it remembered that on this 24th day of January, 2000, 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.

CAROLYN R. HOLTZ
Notary Public - Notary Seal
STATE OF MISSOURI
Ray County
My Commission Expires Feb. 22, 2002

STATE OF MISSOURI
COUNTY OF Ray

My commission expires

Notary Public

APPROVALS AND ACCEPTANCES

This plat of the REPLAT OF LOT 3 OF STONE RIDGE has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 4th day of January, 2000.

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 January, 2000.

County Clerk

Entered on transfer record this ___ day of ____, 2000.

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: 1-14-2000 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) 776-6043
FAX (816) 470-6343

STATE OF MISSOURI
TERRY M. MCCANLESS
NUMBER
LS-2143
REGISTERED LAND SURVEYOR

SURVEY FOR: BRENT McELWEE
EXCELSIOR SPRINGS, MO.

Date: 1-14-2000 | Field Book: 93-134 | Project #: 00-7000

http://www.ClayCoGov.com