Clay County, Missouri
Land Survey Document

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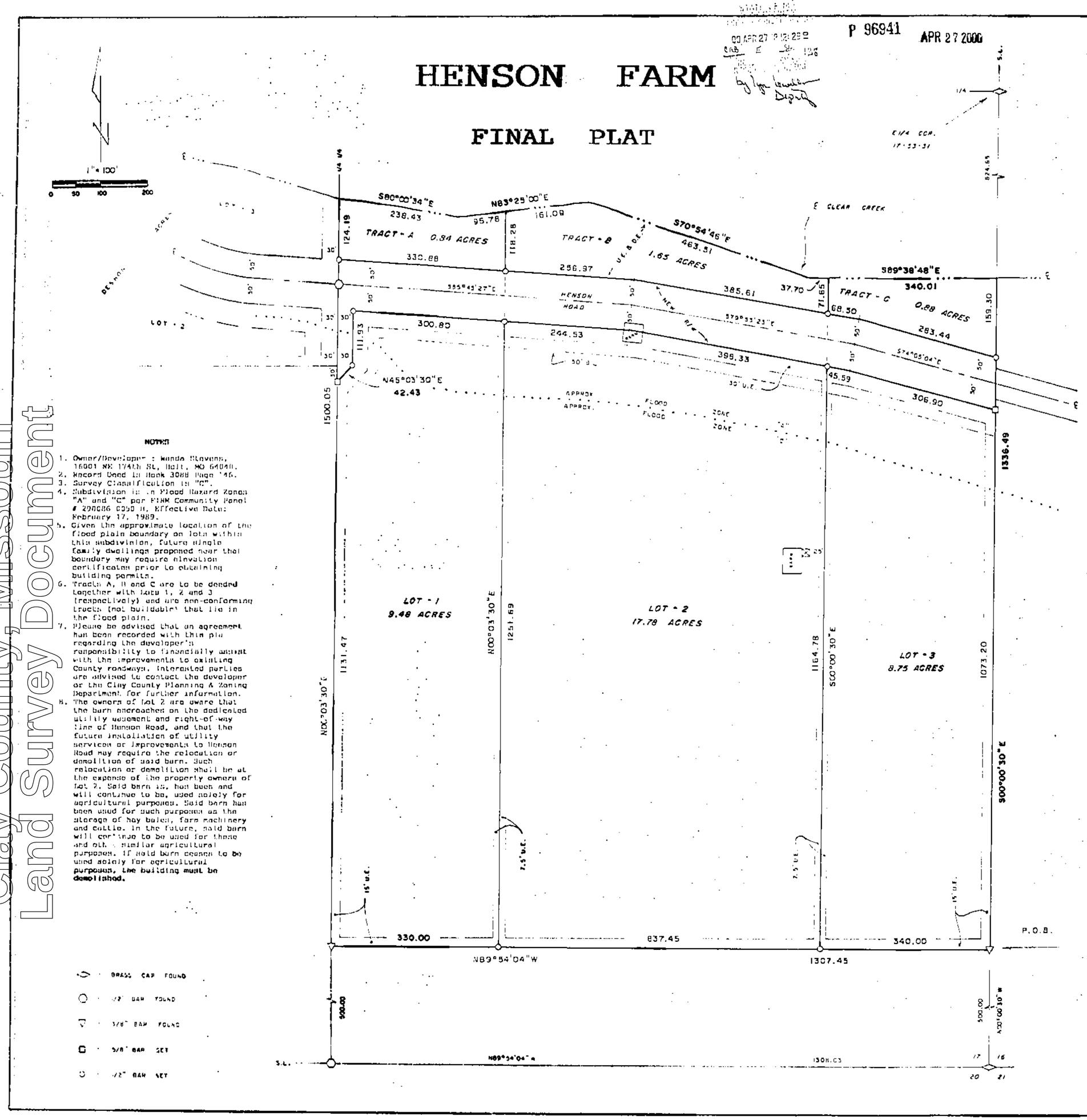
P 96941 APR 27 2000

HENSON FARM

FINAL PLAT



NOTES:

1. Owner/Developer : Wanda Stevens, 16901 NE 174th St, Holt, MO 64048.
2. Record Deed in Book 3088 Page 146.
3. Survey Classification is "C".
4. Subdivision is in Flood Hazard Zones "A" and "C" per FIRM Community Panel # 290086 0050 H, Effective Date: February 17, 1989.
5. 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.
6. Tracts A, B and C are to be deeded together with lots 1, 2 and 3 (respectively) and are non-conforming tracts (not buildable) that lie in the flood plain.
7. 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 & Zoning Department for further information.
8. The owners of Lot 2 are aware that the barn encroaches on the dedicated utility easement and right-of-way line of Henson Road, and that the future installation of utility services or improvements to Henson Road may require the relocation or demolition of said barn. Such relocation or demolition shall be at the expense of the property owners of Lot 2. Said barn is, has been and will continue to be, used solely for agricultural purposes. Said barn has been used for such purposes as the storage of hay bales, farm machinery and cattle. In the future, said barn will continue to be used for these and oth. similar agricultural purposes. If said barn ceases to be used solely for agricultural purposes, **the building must be demolished.**

BRASS CAP FOUND
1/2" BAR FOUND
3/8" BAR FOUND
5/8" BAR SET
1/2" BAR SET

DESCRIPTION

That portion of the E½ of the SE¼ of Section 17, Township 53 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 East line of said Section 17 that is N00°00'30"W, 500.00 feet from the SE corner of said Section 17; thence N89°54'04"W, 1307.45 feet parallel with the South line of said Section 17 to the West line of said E½ SE¼; thence N00°03'30"E, 1500.05 feet along said West line to the centerline of Clear Creek; thence Easterly along said centerline the following course; S80°00'34"E, 238.43 feet; N83°25'00"E, 256.87 feet; S70°54'46"E, 463.51 feet; S89°38'48"E, 377.71 feet to the East line of said Section 17; thence S00°00'30"E, 1336.49 along said East line to the point of beginning. Said portion contains 42.45 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 HENSON FARM and shall consist of a total of three (3) lots and three (3) tracts.

In testimony whereof, Wanda L. Stevens has subscribed her name this 19th day of April, 2000.

Wanda L. Stevens
Wanda L. Stevens

Be it remembered that on this 19th day of April, 2000, 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 : June 17, 2000

Deborah M. Viviano
Notary Public

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

APPROVALS AND ACCEPTANCES

This plat of HENSON FARM has been submitted to and considered by Clay County Planning and Zoning Commission, and is hereby approved this 4th day of April, 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 24th day of April, 2000.

County Clerk

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

County Recorder

SURVEYOR'S CERTIFICATION

I hereby certify that the 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 the 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: 4-11-2000 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.
805 EAST MAIN STREET
PO BOX 83
RICHMOND, MO 64085
PHONE (816) 776-5043
FAX (816) 470-6343

STATE OF MISSOURI
TERRY M. McCANLESS
NUMBER 2143
REGISTERED LAND SURVEYOR

SURVEY FOR: WANDA STEVENS
HOLT, MO.

Date: 4-10-2000 | Field Book: 00-227 | Project #: 00-7017

RC-E
9/16 CP