STATE OF MO
CLAY COUNTY
RECORDED
00 MAY -1 P 12:01
BK. E PAGE 139
RECEIVED
RECORDER OF DEEDS

P 97540
MAY 01 2000

"CHRISTY HILLS"

SECOND PLAT

A RESIDENTIAL SUBDIVISION IN THE CITY OF HOLT, CLAY COUNTY, MISSOURI

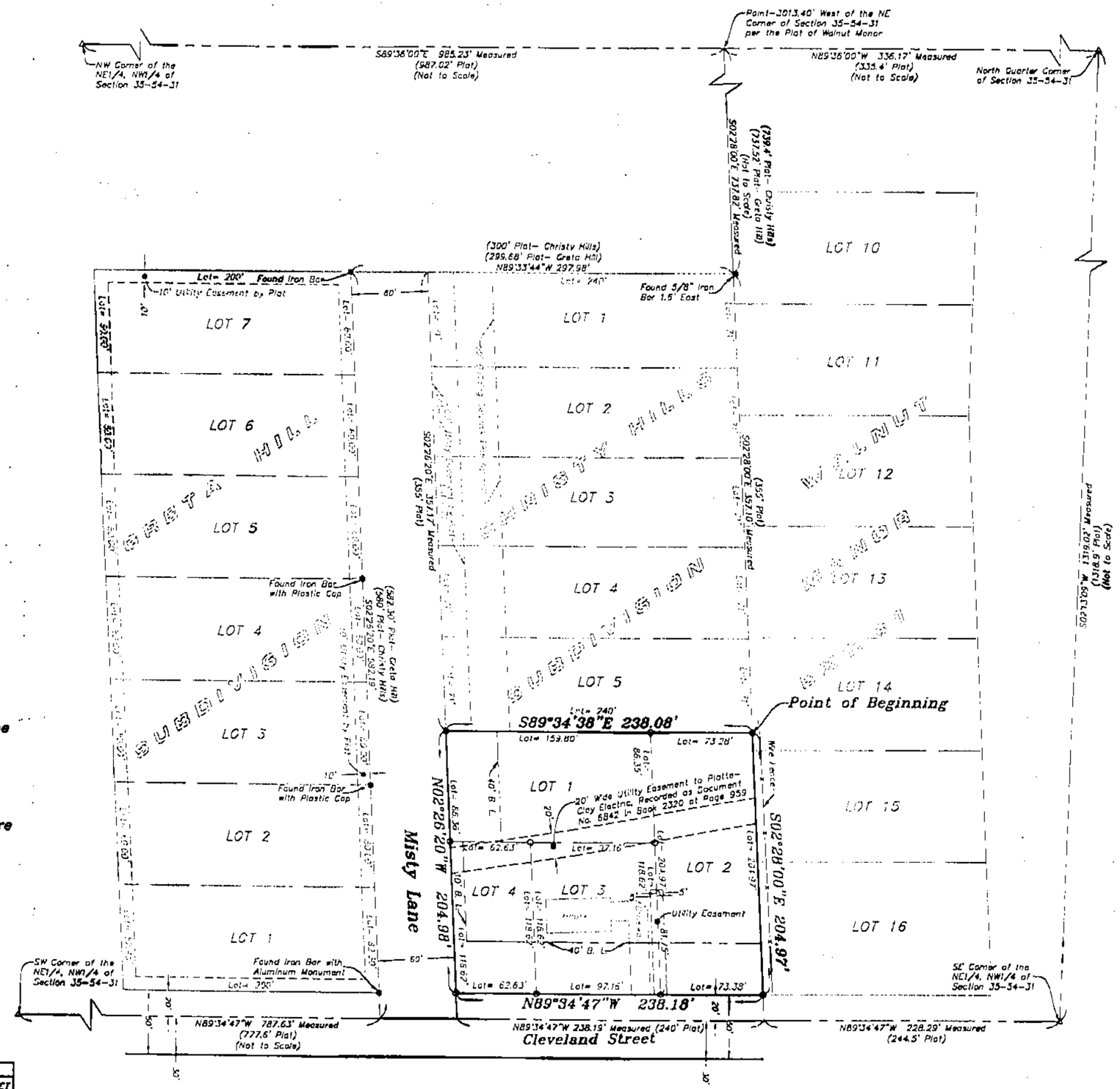
SCALE : 1"=50'
50 25 0 50

LEGEND

- FENCE LINE
- POWER POLE w/ TRANSFORMER
- POWER POLE
- POWER RISER
- SECTION CORNER
- TELEPHONE PEDESTAL
- UNDERGROUND CABLE TELEPHONE
- UNDERGROUND GAS
- UNDERGROUND POWER
- UNDERGROUND WATER
- OVERHEAD POWER
- WATER FAUCET
- WATER METER
- SET 1/2" IRON BAR WITH PLASTIC CAP
- BUILDING LINE

Notes:

1. A variance has been granted by the City of Holt, Planning & Zoning Committee concerning Lots 2 & 4 as follows:
   - Lot 2 was issued a variance on minimum required width of lot.
   - Lot 4 was issued a variance on minimum required lot area and minimum required width of lot with the following stipulations:
     - A) The house on Lot 4 must be set back in line with the existing house on Lot 3
     - B) The driveway for the house on Lot 4 must be placed on Misty Lane.
     - C) The house size on Lot 4 must be 1,100 square feet maximum, with no variance on minimum required square footage of house allowed.
2. Bearings are based on the plat of Walnut Manor



PROJECT NO: 302147	DATE: 03-10-2000	BY: JAC

Surveyed For: Laura C. Struck

SHAFER, KLINE & WARREN, INC.
2940 NORTH ST., KANSAS CITY, MO 64108
816/755-0444 FAX: 816/756-1763
OTHER OFFICE LOCATIONS:
KCK, KS — Chillicothe, MO
Overland Park, KS — Macon, MO

Lot Sizes

LOT #	SQUARE FEET
1	13,762
2	15,035
3	11,011
4	7,420

DESCRIPTION

All that part of the Northwest Quarter of Section 35, Township 54 North, Range 31 West, City of Holt, Clay County, Missouri, described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 35; thence North 89°36'00" West, along the North line of said Section 35 336.17 feet, to the intersection of said section line with the West line of the plat of WALNUT MANOR, recorded as Document No. C-53202; thence South 2°28'00" East, along said West line of WALNUT MANOR and along the West line of the plat of WALNUT MANOR EXTENSION #1, as recorded in Book 18 at Page 28, 1094.82 feet to the Southeast corner of Lot 5, CHRISTY HILLS, recorded as Document No. D-94773 in Book 19, at Page 40 and the True Point of Beginning of the tract herein described; thence continuing South 2°28'00" East, along said West line, 204.97 feet to the North right-of-way line of Cleveland Street, as now established; thence North 89°34'47" West, 238.18 feet to the East right-of-way line of Misty Lane, as now established, said point being 20 feet North and 787.63 feet East of the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 35, as measured along the South line of said Quarter Quarter Section; thence North 2°28'20" West, 204.98 feet, along the East right-of-way line of Misty Lane, to the Southwest corner of Lot 3, CHRISTY HILLS; thence South 89°34'38" East, 238.08 feet, along the South line of said Lot 3, to the West line of WALNUT MANOR EXTENSION #1 and the Point of Beginning.
Said tract contains 48,748 square feet or 1.12 acres, more or less and is subject to all easements, restrictions, reservations and right-of-ways of record.

DEDICATION

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 CHRISTY HILLS SECOND PLAT and shall consist of a total of four (4) lots.

Right-of-Way for streets and Utility Easements shown on this plat and heretofore not dedicated to public use, are hereby so dedicated.

In testimony whereof, Laura C. Struck has subscribed her name this 18th day of April 2000.

Laura C. Struck

Be it remembered that on this 18th day of April 2000, before me, a notary public in and for said County and State, personally appeared the above person, 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 seal the day and year above written.

STATE OF MISSOURI)
COUNTY OF Caldwell)
My commission expires: 4/15/2000

Sarah E Webb
Notary Public

SARAH E WEBB
Caldwell County
My Commission Expires
September 15, 2000

APPROVALS AND ACCEPTANCES

This plat of CHRISTY HILLS SECOND PLAT has been submitted to and approved by the City of Holt, Clay County, Missouri, this 17th day of April 2000

Mayor

Clerk

Filed for record this ____ day of _____ 2000, at Cabinet _____ Sleeve _____

Clay County Recorder

SURVEYOR'S CERTIFICATION

This plat of "CHRISTY HILLS SECOND PLAT" A SUBDIVISION is based on an actual field survey and that it meets or exceeds the current Minimum Standards for Property Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of Missouri. I further certify that I have complied with the statutes, ordinances and regulations of the State of Missouri, the City of Holt, Missouri, that govern the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

STATE OF MISSOURI
TIMOTHY S. JOHANNES
NUMBER LS-2133
LICENSED LAND SURVEYOR

By: _____ Date: 4/17/2000
Surveyor

If the surveyor's seal is not shown on this copy, then the survey is a copy that should be assumed to contain unauthorized alterations. Thus the certification contained on this document is invalid for this copy.

FC-E 4/17/00 SP

02147PLA.DWG SURVEY CD 2000 (JAC)

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