Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

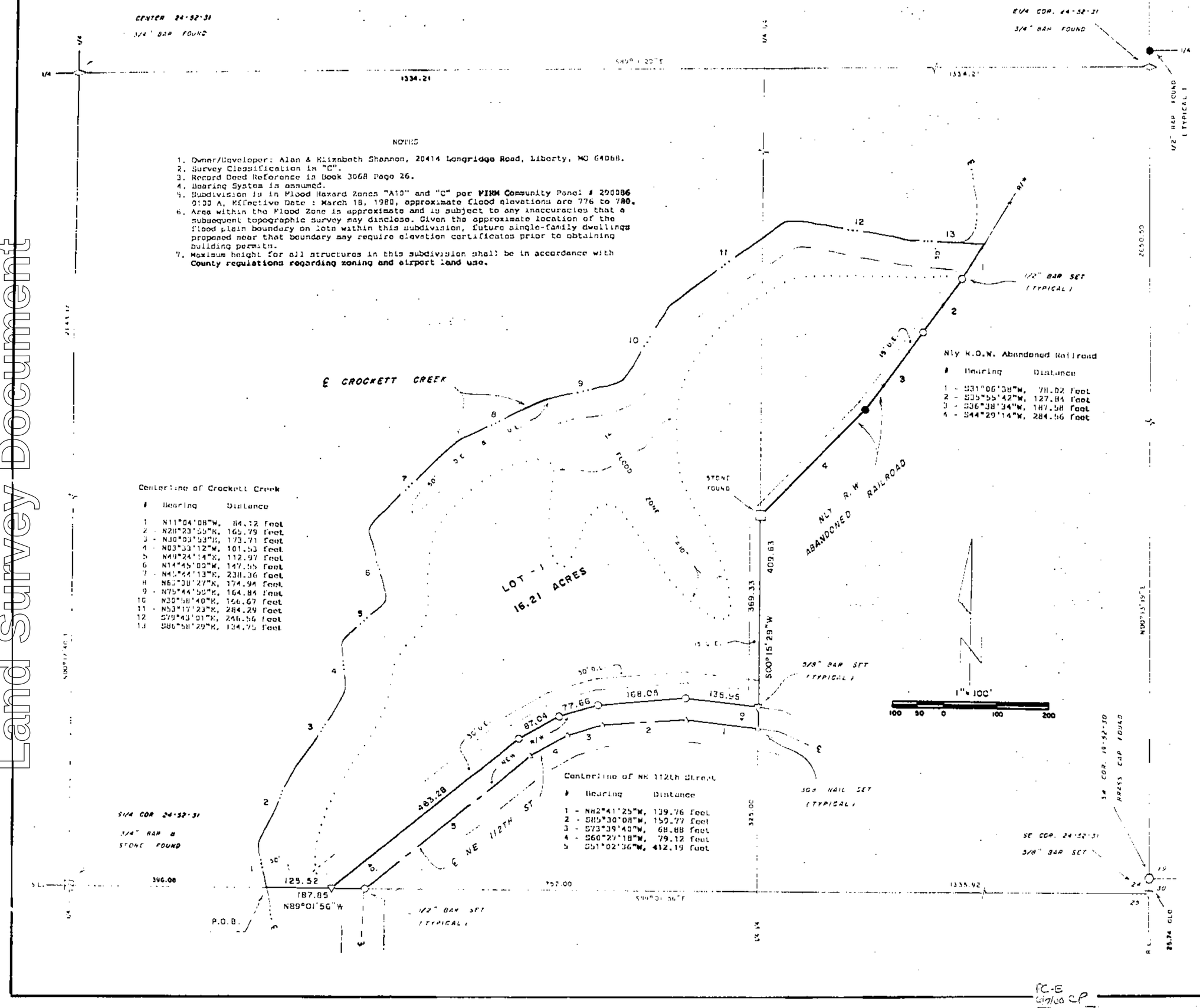
P 97711

MAY 02 2000

00 MAY -2 A 8:48
CLD
FILED
BOOK 139
RECORDER OF DEEDS
By Deanna Clark
Deputy

SHANNON ACRES

FINAL PLAT



NOTES

1. Owner/Developer: Alan & Elizabeth Shannon, 20414 Longridge Road, Liberty, MO 64068.
2. Survey Classification is "C".
3. Record Deed Reference is Book 3068 Page 26.
4. Bearing System is assumed.
5. Subdivision is in Flood Hazard Zones "A10" and "C" per FIRM Community Panel # 290086 0133 A, Effective Date : March 18, 1980, approximate flood elevations are 776 to 780.
6. Area within the Flood Zone 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. Maximum height for all structures in this subdivision shall be in accordance with **County regulations regarding zoning and airport land use.**

Centerline of Crockett Creek

#	Bearing	Distance
1	N11°04'08"W,	84.12 feet
2	N28°23'55"E,	165.79 feet
3	N30°03'53"W,	173.71 feet
4	N03°33'12"W,	101.53 feet
5	N49°24'14"E,	112.97 feet
6	N14°45'00"W,	147.55 feet
7	N45°44'13"E,	238.36 feet
8	N63°38'27"E,	174.94 feet
9	N75°44'50"E,	164.84 feet
10	N30°58'40"E,	166.67 feet
11	N53°17'23"E,	284.29 feet
12	S79°43'01"E,	246.55 feet
13	S86°58'29"E,	134.75 feet

N'ly R.O.W. Abandoned Railroad

#	Bearing	Distance
1	S31°06'38"W,	78.02 feet
2	S35°55'42"W,	127.84 feet
3	S36°38'34"W,	187.58 feet
4	S44°29'14"W,	284.56 feet

Centerline of NE 112th Street

#	Bearing	Distance
1	N62°41'25"W,	139.76 feet
2	S85°30'08"W,	150.77 feet
3	S73°39'40"W,	68.88 feet
4	S60°27'18"W,	79.12 feet
5	S51°02'36"W,	412.19 feet

DESCRIPTION

That portion of the S½ of Section 24, Township 52 North of the Base Line, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Commencing at the S1 corner of said Section 24; thence S89°01'56"E, 396.08 feet along the South line of said Section 24 to the centerline of Crockett Creek and to the true point of beginning of the land herein described; thence Northeasterly along the centerline of Crockett Creek the following course; N11°04'08"W, 84.12 feet; N28°23'55"E, 165.79 feet; N30°03'53"W, 173.71 feet; N03°33'12"W, 101.53 feet; N49°24'14"E, 112.97 feet; N14°45'00"W, 147.55 feet; N45°44'13"E, 238.36 feet; N63°38'27"E, 174.94 feet; N75°44'50"E, 164.84 feet; N30°58'40"E, 166.67 feet; N53°17'23"E, 284.29 feet; S79°43'01"E, 246.55 feet; S86°58'29"E, 134.75 feet along said centerline and the prolongation thereof to the Northerly right of way line of the abandoned Chicago, Milwaukee & St. Paul Railroad; thence Southwesterly along said abandoned r.o.w. line the following course; S31°06'38"W, 78.02 feet; S35°55'42"W, 127.84 feet; S36°38'34"W, 187.58 feet; S44°29'14"W, 284.56 feet to the East line of the W½ of the SE¼ of said Section 24; thence S00°15'29"W, 409.63 feet along said East line to the centerline of NE 112th Street; thence Westerly along the centerline of NE 112th Street the following course; N62°41'25"W, 139.76 feet; S85°30'08"W, 150.77 feet; S73°39'40"W, 68.88 feet; S60°27'18"W, 79.12 feet; S51°02'36"W, 412.19 feet to the South line of said Section 24; thence N89°01'56"W, 187.85 feet along said South line to the point of beginning. Said portion contains 17.04 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 SHANNON ACRES and shall consist of a total of one (1) lot.

In testimony whereof, Alan Dan Shannon and Elizabeth Jane Shannon, husband and wife,

have subscribed their names this 12th day of April, 2000.

Alan Dan Shannon — Alan ~~Dan~~ Shannon
Elizabeth Jane Shannon — Elizabeth Jane Shannon

Be it remembered that on this 12th day of April, 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.

STATE OF MISSOURI)
COUNTY OF CLAY)

My commission expires : July 31, 2002 — Notary Public

APPROVALS AND ACCEPTANCES

This plat of SHANNON ACRES 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 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: 4-7-2000 Signed: Terry M. McCanless — Terry M. McCanless — MO REG # 2147

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 80
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

STATE OF MISSOURI — TERRY M. McCANLESS — NUMBER 2147 — PROFESSIONAL LAND SURVEYOR

SURVEY FOR: ALAN SHANNON LIBERTY, MO.

Date: 2-15-2000 | Field Book: 00-226 | Project #: 00-6997

FC-E
4/7/00 CP