Clay County, Missouri
Land Survey Document

STATE OF MO
COUNTY OF CLAY
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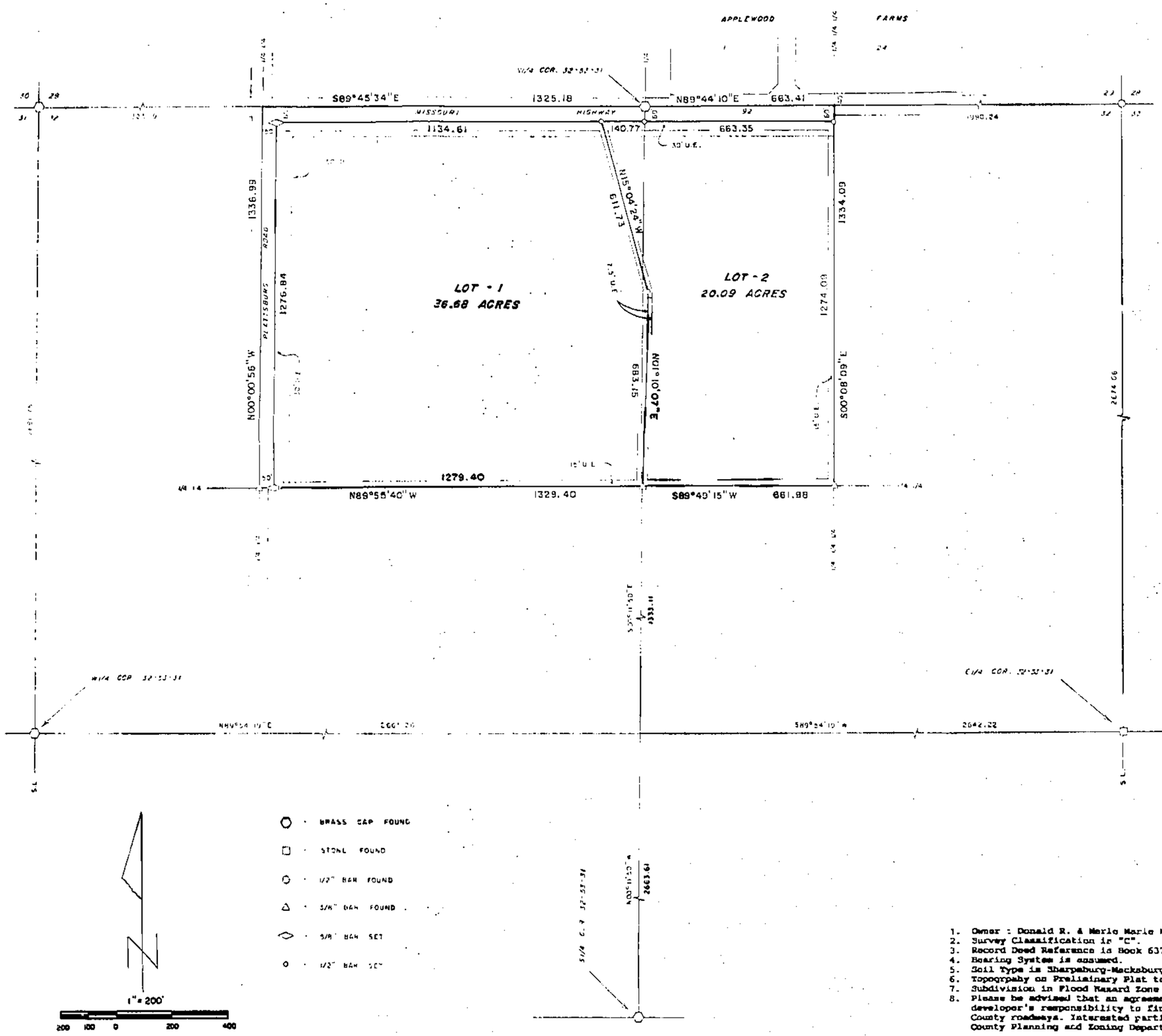
By Suzanne Chuckey
Deputy

MORRIS ACRES

FINAL PLAT



- BRASS CAP FOUND
- STONE FOUND
- 1/2" BAR FOUND
- 5/8" BAR FOUND
- 5/8" BAR SET
- 1/2" BAR SET

NOTES

1. Owner : Donald R. & Marie Marie Morris, 13615 Highway 92, Kearney, MO 64060.
2. Survey Classification is "C".
3. Record Deed Reference is Book 637 Page 563.
4. Bearing System is assumed.
5. Soil Type is Sharpsburg-Mexsbury Association.
6. Topography on Preliminary Plat taken from Kearney SW, MO Quadrangle.
7. Subdivision in Flood Hazard Zone "C" per FIRM C.P. # 290086 0025 A, March 18, 1980.
8. 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

All of the W½ of the E½ of the NW¼ and the N½ of the W½ of the W½ of the NE¼ of Section 32, Township 53 North of the Base Line, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, more particularly described as follows: Beginning at the N¼ corner of said Section 32; thence N89°44'10"E, 663.41 feet to the NE corner of said W½ W½ W½ NE¼; thence S00°08'09"E, 1334.09 feet to the SE corner of said W½ W½ W½ NE¼; thence S89°49'15"W, 661.98 feet to the SW corner of said W½ W½ W½ NE¼ (also the SE corner of said W½ E½ NW¼); thence N89°55'40"W, 1329.40 feet to the SW corner of said W½ E½ NW¼; thence N00°00'56"W, 1336.99 feet to the NW corner of said W½ E½ NW¼; thence S89°45'34"E, 1325.18 feet to the point of beginning. Except that part lying in Missouri Highway 92 and recorded in Book 289 Page 604. Containing 60.97 acres and subject to all easements, restrictions, reservations and right of ways of record, if any.

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 MORRIS ACRES and shall consist of a total of two (2) lots.

In testimony whereof, Donald R. Morris Marie Morris, husband and wife, have subscribed their names this 9th day of May, 2000.

Donald R. Morris — Marie Marie Morris

Be it remembered that on this 9th day of May, 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 — Notary Public

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

APPROVALS AND ACCEPTANCES

This plat of MORRIS ACRES has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 2nd day of May, 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 _____ day of _____, 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 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: 5-8-2000 Signed: Terry M. McCanless — MO REG. PLS

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.
606 EAST MAIN STREET
PO BOX 63
RIO HONDO, MO 64055
PHONE: (816) 776-5043
FAX (816) 470-6343

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

SURVEY FOR: DON MORRIS, KEARNEY, MO.

Date: 3-29-2000 | Field Book: 98-200 | Project #: 00-7114

PC-E
4/16 CP

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