Clay County, Missouri
Land Survey Document

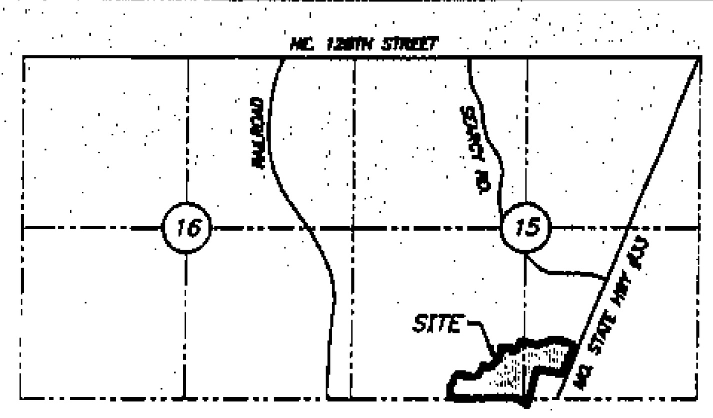
0 14885 SEP 11 2000

TRACT "B", HOLMES CREEK HILLS NORTH

FINAL PLAT
Clay County, Missouri

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ◇ LAND PLANNING ◇ CIVIL ENGINEERING
201 NW 72ND STREET ◇ GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 436-0767

00 SEP 11 P 2:51 — Filed, Clay County, Recorder of Deeds — by Deputy



Location Map

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement
ST/E = Sight Triangle Easement

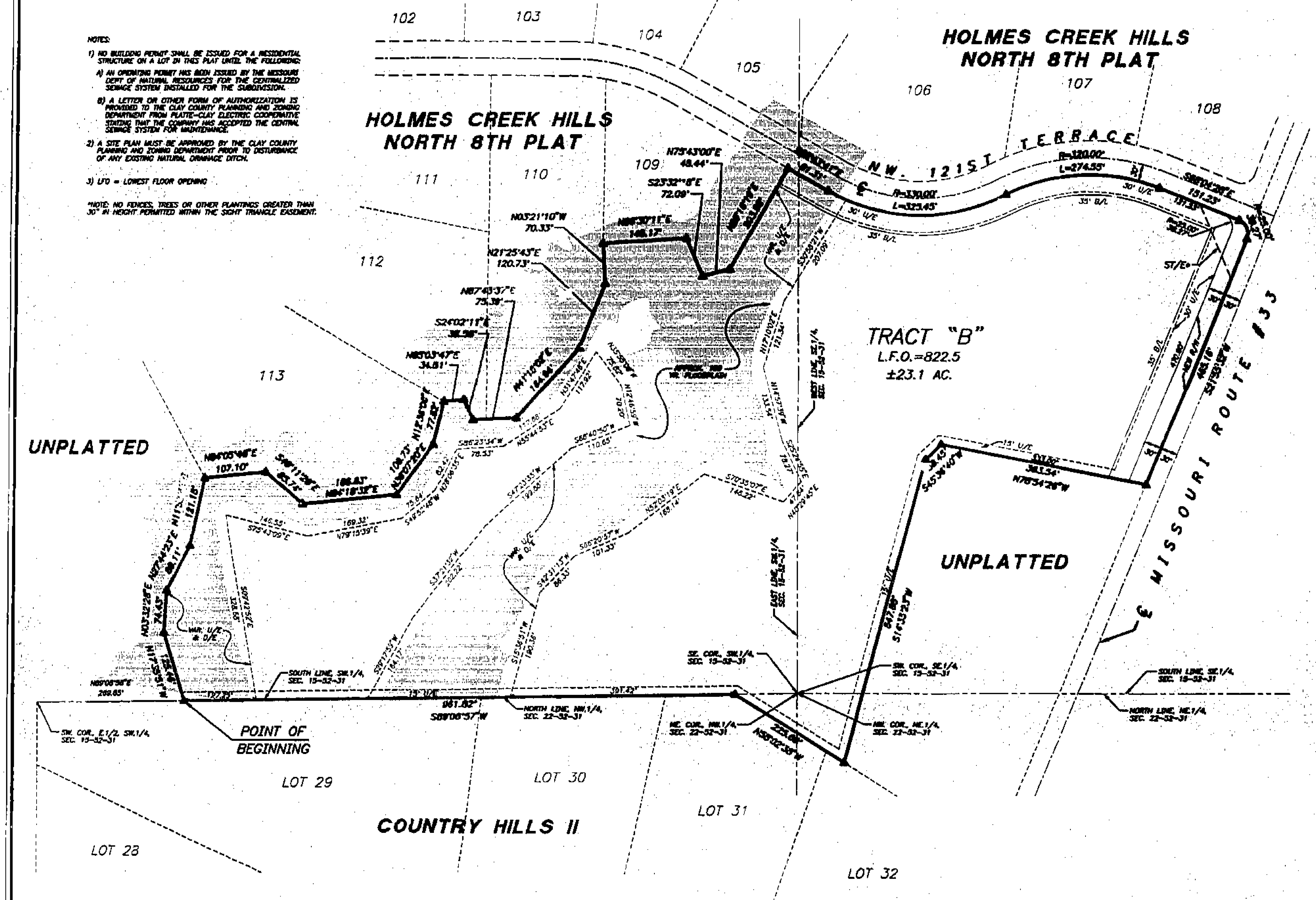
△ Denotes Existing Monument
▲ Denotes Monument to be set after construction of Utilities and Streets.
● Denotes 1/2" Rebars to be Set with Plastic Caps #2074
○ Denotes Existing Bar

SCALE: 1" = 100'

NOTES:

1) NO BUILDING PERMIT SHALL BE ISSUED FOR A RESIDENTIAL STRUCTURE ON A LOT IN THIS PLAT UNTIL THE FOLLOWING:
   A) AN OPERATING PERMIT HAS BEEN ISSUED BY THE MISSOURI DEPT OF NATURAL RESOURCES FOR THE CENTRALIZED SEWAGE SYSTEM INSTALLED FOR THE SUBDIVISION.
   B) A LETTER OR OTHER FORM OF AUTHORIZATION IS PROVIDED TO THE CLAY COUNTY PLANNING AND ZONING DEPARTMENT FROM PLATTE-CLAY ELECTRIC COOPERATIVE STATING THAT THE COMPANY HAS ACCEPTED THE CENTRAL SEWAGE SYSTEM FOR MAINTENANCE.
2) A SITE PLAN MUST BE APPROVED BY THE CLAY COUNTY PLANNING AND ZONING DEPARTMENT PRIOR TO DISTURBANCE OF ANY EXISTING NATURAL DRAINAGE DITCH.
3) LFO = LOWEST FLOOR OPENING

*NOTE: NO FENCES, TREES OR OTHER PLANTINGS GREATER THAN 30" IN HEIGHT PERMITTED WITHIN THE SIGHT TRIANGLE EASEMENT.



LEGAL DESCRIPTION
All that part of the South One-Half of Section 15, Township 52, Range 31, and all that part of the North One-Half of Section 22, Township 52, Range 31, in Clay County, Missouri described as follows: Commencing at the Southwest corner of the East Half of the Southwest Quarter of said Section 15; [illegible] ... said tract of land contains 23.1 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described herein have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "TRACT "B", HOLMES CREEK HILLS NORTH".

EASEMENTS: [illegible]

STREETS: Streets shown on this plat and not heretofore 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 building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF: BOYD DEVELOPMENT, L.L.C. a Missouri Limited Liability Corporation, has by the authority of its Board of Directors caused this instrument to be executed by its members this 13th day of July, 2000.

John K. Boyd, Member — Elizabeth J. Boyd, Member

STATE OF MISSOURI }
COUNTY OF CLAY } s.s.

On this 13th day of July in the year 2000, before me a Notary Public in and for said State, Personally appeared John K. Boyd and Elizabeth J. Boyd, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date first written above.

My Commission Expires: JUDITH M. PARKER, Notary Public - Notary Seal, STATE OF MISSOURI, Clay County, My Commission Expires: 12-7-01

NOTARY PUBLIC

This plat of TRACT "B", HOLMES CREEK HILLS NORTH has been submitted to and approved by the Clay County Planning Commission this 4th day of May 1999

COUNSELOR — CHAIRMAN — DIRECTOR

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this 14th day of August, 2000.

Presiding Commissioner

ATTEST:
County Clerk — By R. Teagle

Western District Commissioner

Eastern District Commissioner

STATE OF MISSOURI }
COUNTY OF CLAY } s.s.

This is to certify that this instrument was filed for record in the Recorder Of Deeds Office on the ____ day of ________ 2000. In Cabinet ____ Sleeve ____ at ____ PM/AM O'Clock.

DEPUTY — RECORDER OF DEEDS

I hereby certify that the plat of TRACT "B", HOLMES CREEK HILLS NORTH subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 7-11-00 — SAM A. AYLETT, LS-2074

JOB NUMBER 35260
35260FPB.DWG(JKR)

Prepared For:
BOYD DEV. L.L.C.
17407 NE. 123RD STREET
KEARNEY, MISSOURI 64060

DATE: 7-11-00

PC-E 10/3/00 CP

http://www.ClayCoGov.com