Clay County, Missouri
Land Survey Document

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Q 16208

SEP 21 2000

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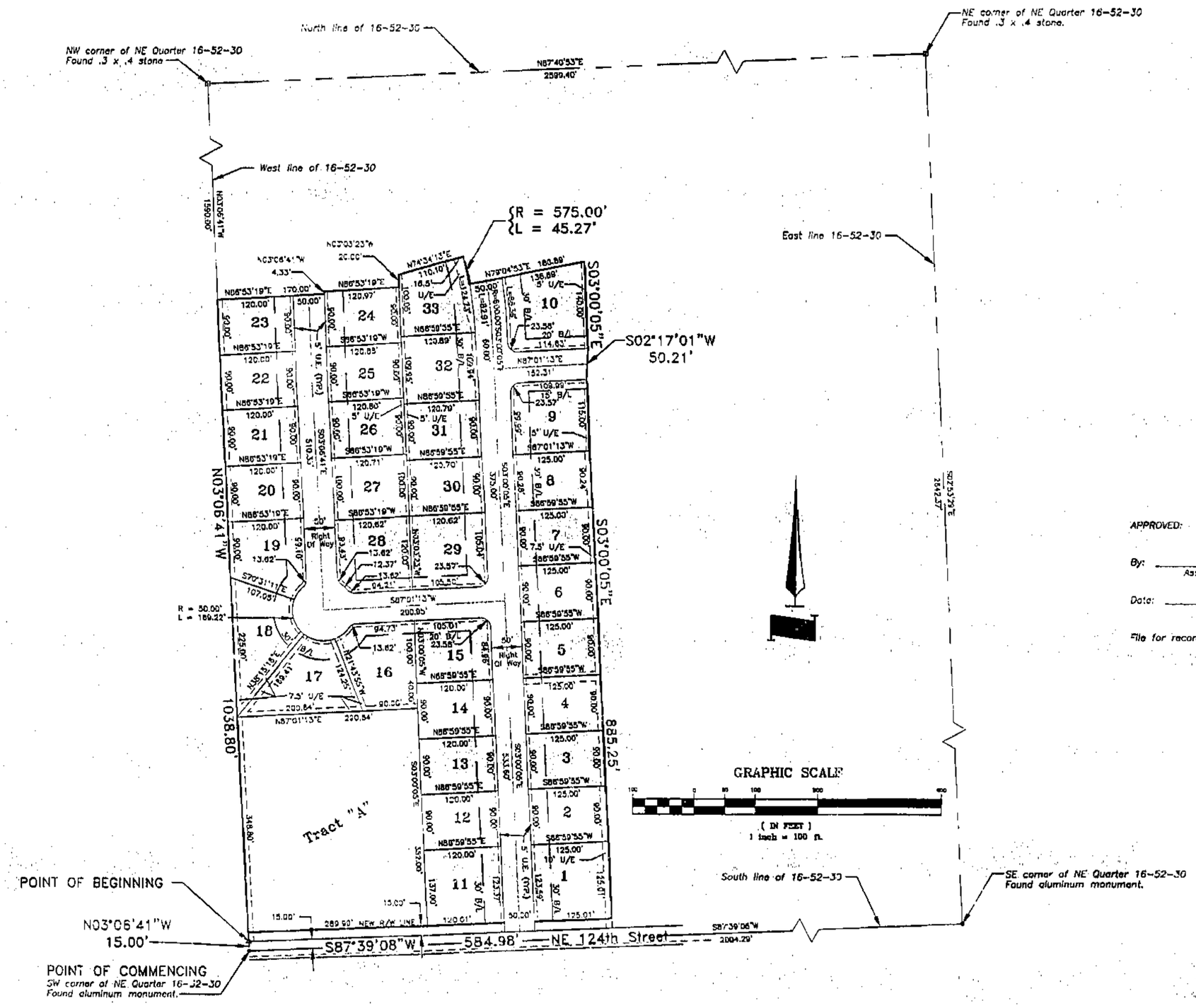
CAB E Slide 155
By: Wanda Watson
Deputy

PLAT OF

LOGAN'S POINT – FIRST PLAT

A SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 52, RANGE 30, IN PRATHERSVILLE, CLAY COUNTY, MISSOURI.



DESCRIPTION:

A tract of land in the West Half of the Northeast Quarter of Section 16, Township 52, Range 30, in Prathersville, Clay County, Missouri, more particularly described as follows:

Commencing at the Southwest corner of the Northeast Quarter of Section 16, Township 52, Range 30; thence N3°06'41"W, along the West line of said Northeast Quarter, 15.00 feet, to the North Right Of Way of 24th Street, as it now exists, and the POINT OF BEGINNING; thence continuing N3°06'41"W, along said West line, 1038.80 feet; thence N86°53'19"E, 170.00 feet; thence N3°06'41"W, 4.33 feet; thence N86°53'19"E, 120.97 feet; thence N3°03'23"W, 20.00 feet; thence N74°34'13"E, 110.10 feet; thence along a curve to the right, having a radius of 575.00 feet, an arc length of 45.27 feet, and a radius point that bears S74°34'13"W; thence N79°04'53"E, 186.89 feet; thence S3°00'05"E, 140.00 feet; thence S2°17'01"W, 50.21 feet; thence S3°00'05"E, 885.25 feet, to the North Right Of Way of 24th Street; thence S87°39'08"W, along said North Right Of Way, 584.98 feet, to the POINT OF BEGINNING, containing 14.2138 acres, more or less.

DEDICATION:

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as:

"LOGAN'S POINT – FIRST PLAT"

EASEMENTS:

An easement or license is hereby granted to the Village of Prathersville, Missouri, to locate, construct and maintain or to authorize the location, construction, and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or services, any or all of them, upon, over, or under those area outlined or designated upon this plat as "Utility Easements" (U.E.) or within any street or thoroughfare dedicated to public use on this plat.

STREETS:

The roads and 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 constructed between this line and the street Right of Way line.

IN TESTIMONY WHEREOF: Clay County Sanitary And Drainage Service, Inc. center(s) has caused these presents to be signed this 1st day of August, 2000.

BY: Charles Kern
Secretary

BY: John F. Kern Jr.
President

BY: _____

NOTARY CERTIFICATION:
STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

On this 5th day of August, 2000, before me the undersigned Notary Public appeared _____ owners of above described property, known to be the persons described herein and who executed the foregoing instrument and being duly sworn by me acknowledged that they executed the same as their free act and deed. IN TESTIMONY THEREOF: I have hereunto set my hand and affixed my seal the day and year last written above.

July 7, 2003
My Commission Expires

Notary Public

ALMA G VICK
Notary Public - Notary Seal
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. JULY 7, 2003

APPROVED:

By: _____
Assessor's Office

Date: _____

File for record: _____

VILLAGE OF PRATHERSVILLE, MO APPROVALS

APPROVED:

Frances Price
Chairman of the
Board of Trustees

Aug. 1, 2000
Date

Flossie Walters
Secretary

Aug. 1, 2000
Date

CERTIFICATION:

I hereby certify this 31st day of July, 2000, that a survey was made by me, or under my direct supervision, on the ground of the premises herein described, and the results of said survey are represented hereon. This survey was executed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

Richard L. Ferguson, RLS No. 2125

PREPARED BY: SIERRA SURVEY CO.
715 N.W. O'BRIEN RD.
LEE'S SUMMIT, MO 64063
(816) 554-0106 FAX 554-8879

PC-E
10/30/00 CP