Clay County, Missouri
Land Survey Document

PROVIDENCE DE DIOS
PHASE ONE

FINAL PLAT

DESCRIPTION

That portion of the E½ of the NW¼ of Section 21, Township 53 North of the Base Line, Range 32 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at the N¼ corner of said Section 21; thence S00°14'06"W, 1188.27 feet along the East line of said E½ NW¼; thence N89°45'54"W, 600.00 feet; thence S00°14'06"W, 725.83 feet parallel with said East line; thence N89°45'54"W, 705.80 feet to the West line of said E½ NW¼; thence N00°04'53"E, 1910.52 feet to the NW corner of said E½ NW¼; thence S89°55'18"E, 1310.93 feet to the point of beginning. Said portion contains 47.44 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 PROVIDENCE DE DIOS - PHASE ONE and shall consist of a total of two (2) lots.

In testimony whereof, William D. Reynolds and Olga N. Reynolds, husband and wife, have subscribed their names this 25 day of July, 2000.

William D. Reynolds Olga N. Reynolds

Be it remembered that on this 25th day of July, 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 Jackson)

Notary Public

My commission expires : 6-17-2002

DORIS L. MARTIN
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires June 17, 2002

APPROVALS AND ACCEPTANCES

This plat of PROVIDENCE DE DIOS has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 23rd day of May, 2000.

Chairman Director

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 23rd day of May, 2000.

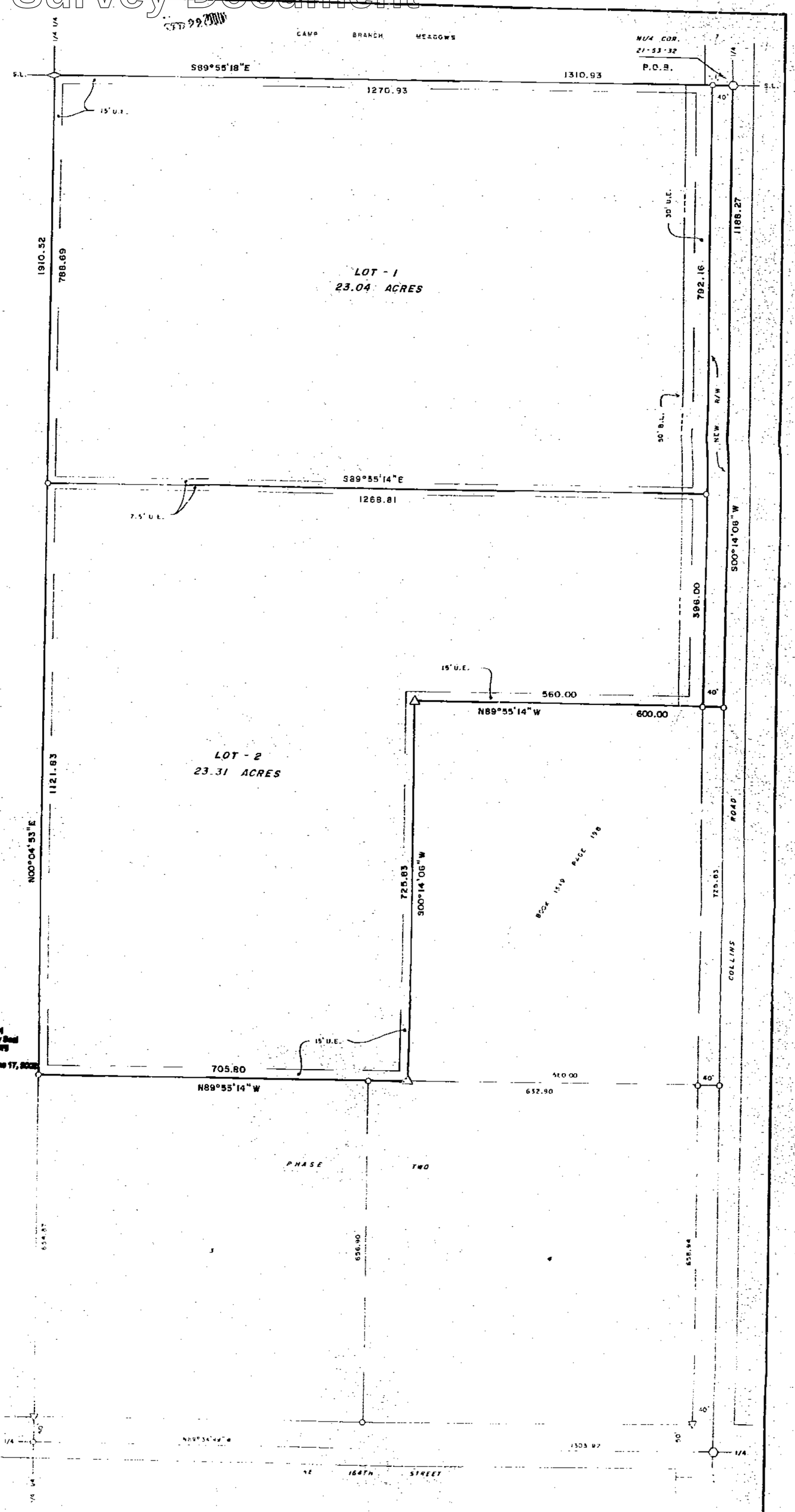
County Clerk

Entered for record this __ day of ____, 2000.

County Recorder

NOTES

1. Owner/Developer : William and Olga Reynolds, 611 North Pleasant, Independence, MO 64050.
2. Survey Classification is "C".
3. Record Deed Reference is Book 1774 Page 642.
4. Bearings are Missouri State Plane Coordinate System. West Zone, Grid Azimuth, based on CL-85 and CL-85 Az.
5. Subdivision in Flood Hazard Zone "C" per FIRM C.P. # 290086 0025 A, Dated : March 18, 1980.



1" = 100'

○ - BRASS CAP FOUND
◇ - USCE ALUM. MON. FOUND
△ - 5/8" BAR FOUND
▽ - 5/8" BAR SET
○ - 1/2" BAR SET

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: 7-7-2000 Signed: Terry M. McCanless MO PLS # 2143

If this document does not have an embossed seal, it should be assumed to contain unauthorized alterations. The certification contained in the document shall not apply to any copies.

M & M LAND SURVEYING SERVICE, INC.
808 EAST MAIN STREET
PO BOX 80
EXCELSIOR, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

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

SURVEY FOR: BILL REYNOLDS INDEPENDENCE, MO.

Date: 3-2-2000 | Field Book: 00-227 | Project #: 00-7081

http://www.ClayCoGov.com