Clay County Missouri
Land Survey Document

Prepared By:
**AYLETT SURVEY COMPANY**
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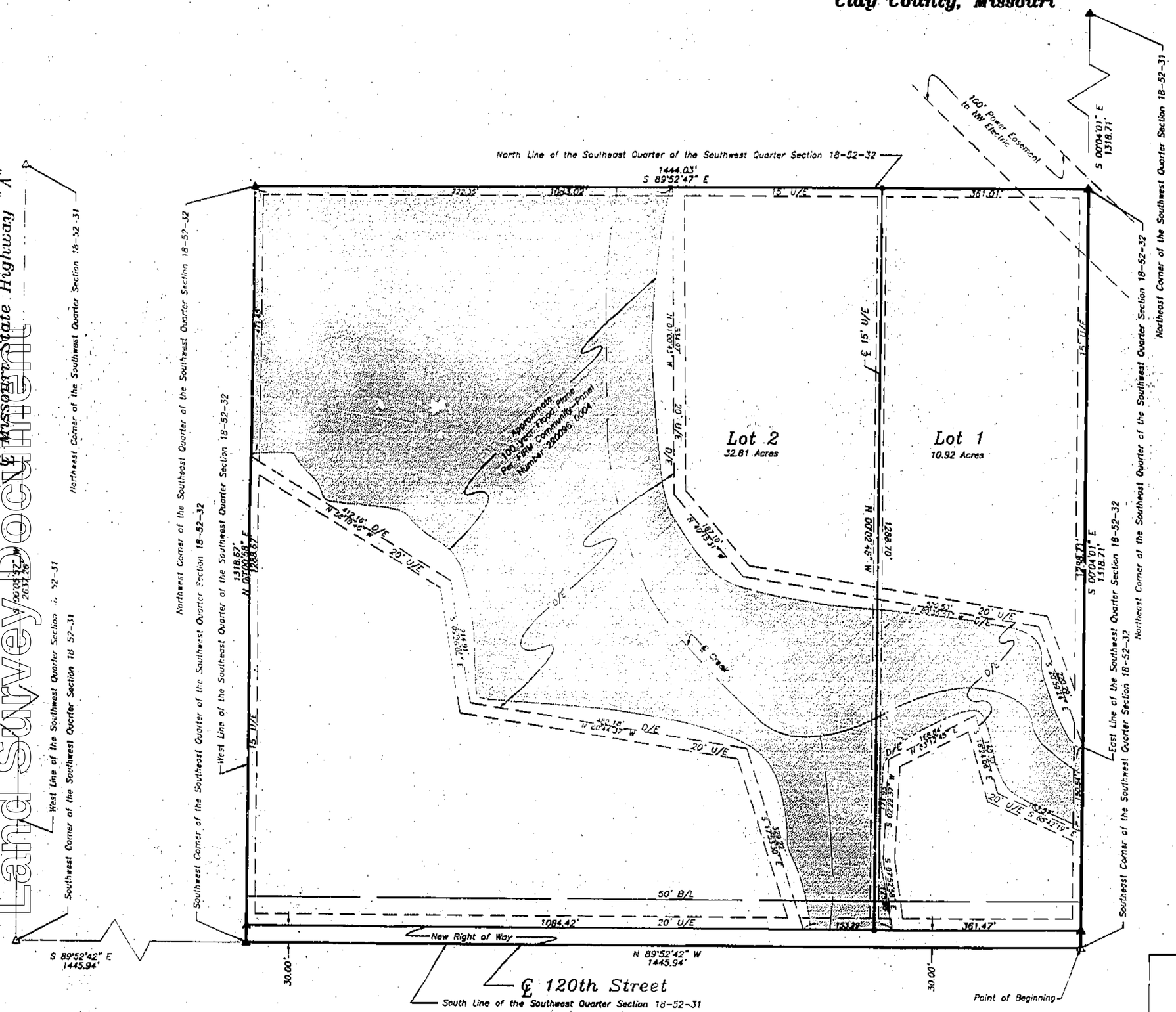
0 16728 SEP 26 2000

# ACE ACRES

## FINAL PLAT
## Clay County, Missouri

STATE OF MISSOURI
CLAY COUNTY
00 SEP 26 P 1:26
CAB. E Slot 156
By Wanda Watson
Deputy




Legal Description:
All of the Southeast Quarter of the Southwest Quarter of Section 18, Township 52, Range 31, Clay County, Missouri, more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter of said Section 18; thence North 89 degrees 52 minutes 42 seconds West, along the South line of the Southwest Quarter of said Section 18, a distance of 1445.94 feet to the Southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 18; thence North 00 degrees 00 minutes 38 seconds East, along the West line of the Southeast Quarter of the Southwest Quarter of said Section 18, a distance of 1318.67 feet to the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 18; thence South 89 degrees 52 minutes 47 seconds East, along the North line of the Southeast Quarter of the Southwest Quarter of said Section 18, a distance of 1444.03 feet to the Northeast Corner of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter of said Section 18; thence South 00 degrees 04 minutes 01 second East, along the East line of the Southeast Quarter of said Section 18, a distance of 1318.71 feet to the Point of Beginning. Said tract contains 43.73 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "ACE ACRES".

EASEMENTS: An easement or licenses 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 thereover any structures (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 reasonable necessary in exercising the rights granted by the easement.

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: The undersigned proprietors have hereunto set their hands this 22nd day of August 2000.

Phillip Assel
Phillip Assel

Donetta Assel
Donetta Assel

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

Be it remembered that in this Clay County on the 22 day of August 2000, before me, a Notary Public in and for said County and State, came Phillip & Donetta Assel to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri on the day and year last written.

MY COMMISSION EXPIRES: 11-5-03

Jessie Kirkham
NOTARY PUBLIC

This Plat of ACE ACRES has been submitted to and approved by the Clay County Planning Commission this ____ day of _____ 2000.

COUNSELLOR — CHAIRMAN — DIRECTOR

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this ____ day of _____, 2000.

ATTEST:

Mark Smason
County Clerk

Presiding Commissioner

Western District Commissioner

Eastern District Commissioner

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

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 ACE ACRES 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: 8-16-00 SAM A. AYLETT PLS-2074

STATE OF MISSOURI SAM A. AYLETT NUMBER PLS-2074

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

△ Denotes Existing Monument

▲ Denotes Monument to be set after construction of Utilities and Streets.

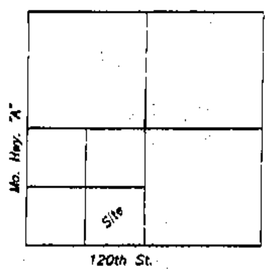
● Denotes 1/2" Rebar to be Set with Plastic Cap #2074

○ Denotes Existing Bar

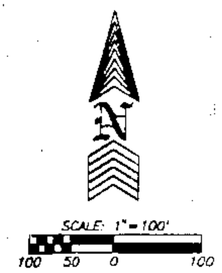
1. Additional easement restrictions to be noted regarding the 100 foot NW. Electric Easement. Per NW. Electric Power Cooperative, Inc. letter dated February 11, 2000.
   a. The easement does not allow buildings constructed or trees planted inside the 100 foot easement.
   b. NW. Electric or successor requires notification of any altering of elevation of the land in the easement area.
   c. Diesel powered equipment is to be cautioned against operating under electric lines due to the danger of flash-power of exhaust carbon.
   d. Any work on the existing pond in easement area will be approved by NW. Electric (or successor) before any work is started.

JOB NUMBER
37610

37610FINALDWG(DCV)




SEC. 18-52-31
**Location Map**




Prepared For:
**Phillip Assel**
12202 NE 120th Street
Kearney, Missouri, 64060

PC-E
10/2/00 CP