Clay County, Missouri
Land Survey Document

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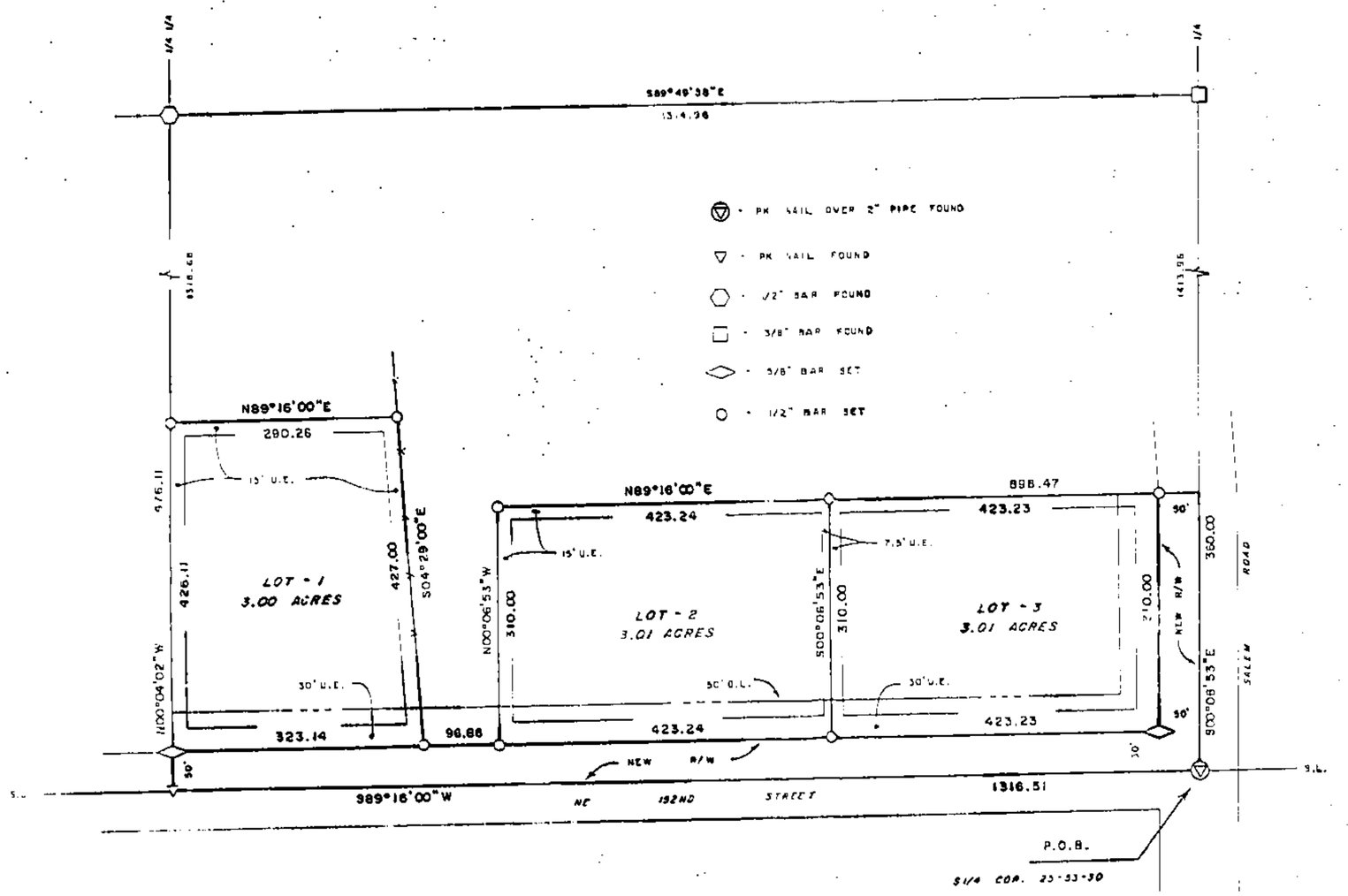
Q 25161 DEC 04 2000

CRAVENS ACRES

FINAL PLAT



1" = 100'

100 50 0 100 200

NOTES

1. Owner/Developer : Barry Nations, 8967 Widmor Road, Lenexa, KS 66215.
2. Record Deed Reference is Book 3086 Page 338.
3. Bearings based on a previous survey by RLS 2143, dated November 15, 1999.
4. Subdivision is in Flood Hazard Zone "C" per FIRM Community Panel # 290086 0050 B, Map Revised : February 17, 1989.
5. Lot 3 must use NE 152nd Street. NO vehicular access onto Salem Road.
6. 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

That portion of the SE¼ of the SW¼ of Section 25, Township 53 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at the S¼ corner of said Section 25; thence S89°16'00"W, 1316.51 feet to the SW corner of said SE¼ SW¼; thence N00°04'02"W, 476.11 feet along the West line of said SE¼ SW¼; thence N89°16'00"E, 280.26 feet parallel with the South line of said SE¼ SW¼; thence S04°29'00"E, 427.00 feet; thence N89°16'00"E, 98.86 feet parallel with said South line; thence N00°06'53"W, 310.00 feet parallel with the East line of said SE¼ SW¼; thence N89°16'00"E, 898.47 feet parallel with said South line to said East line; thence S00°06'53"E, 360.00 feet along said East line to the point of beginning. Said portion contains 10.52 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 limitnd 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 CRAVENS ACRES and shall consist of a total of three (3) lots.

In testimony whereof, Barry J. Nations, a single person, has subscribed his name this 27 day of November, 2000.

Barry J. Nations

Be it remembered that on this 27th day of November, 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, 2004

Deborah M. Viviano
Notary Public

DEBORAH M. VIVIANO
Clay County
My Commission Expires
June 17, 2004

APPROVALS AND ACCEPTANCES

This plat of CRAVEN ACRES has been submitted and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 27 day of November, 2000.

Chairman, Planning Commission

Director, Planning Commission

Presiding Commissioner

County Counselor

Eastern Commissioner

Western Commissioner

Those easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri, this 27 day of November, 2000.

County Clerk by H. Temple

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 that 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: 11-15-2000 Signed: Terry M. McCanless MO REG # 2143

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 SERVICES, INC.
806 EAST MAIN STREET
PO BOX 83
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

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

SURVEY FOR: BARRY NATIONS
LENEXA, KS.

Date: 9-27-2000 | Field Book: 99-222 | Project #: 00-7346