Clay County, Missouri
Land Survey Document

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STATE OF MO
CLAY COUNTY
COUNTY RECORDER

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Deed Book 1760
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By Deputy

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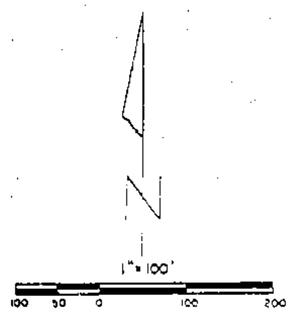
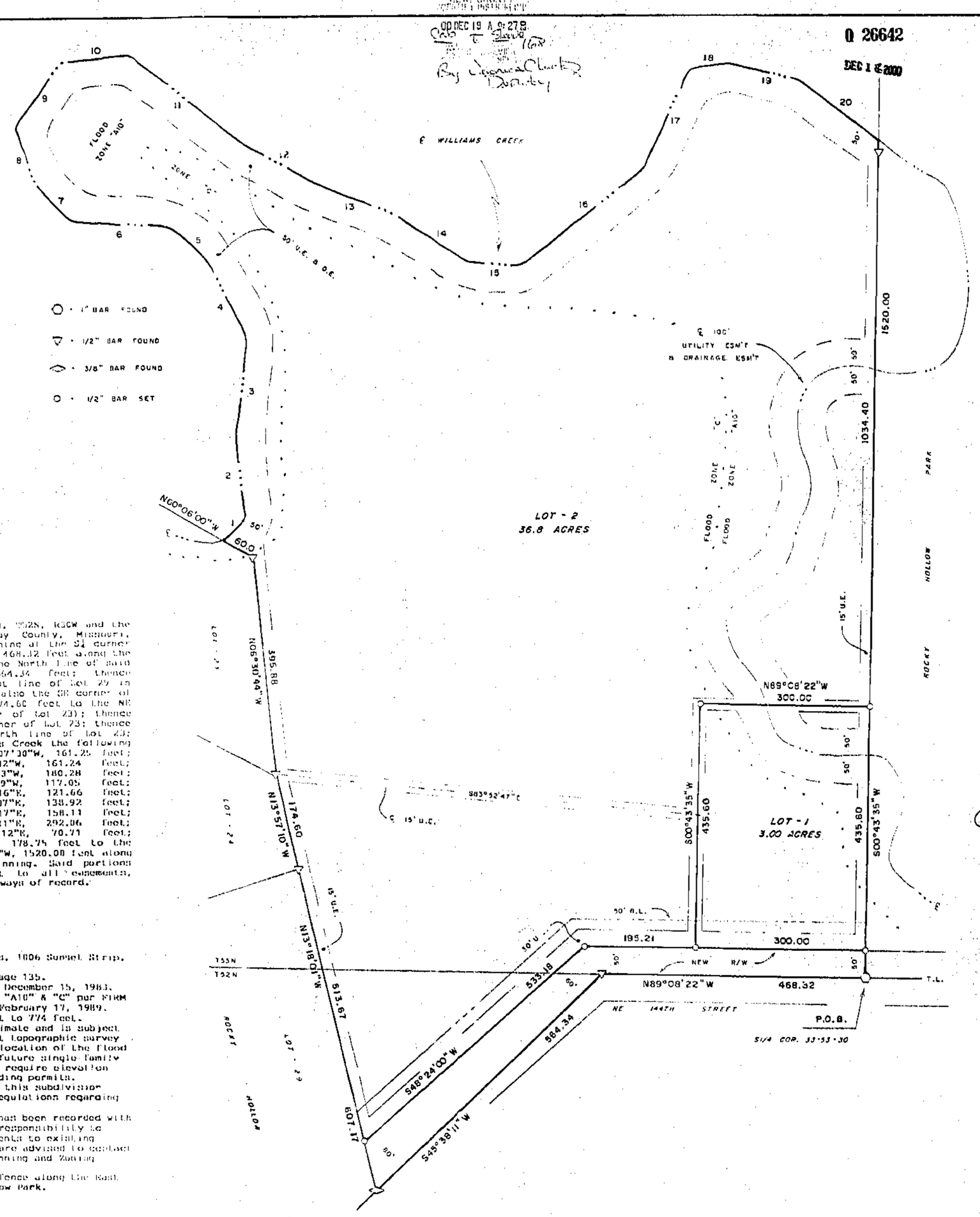
ROCKY HOLLOW SECOND PLAT

FINAL PLAT





- ○ = 1" BAR FOUND
- ▽ = 1/2" BAR FOUND
- ◇ = 3/8" BAR FOUND
- ○ = 1/2" BAR SET

Centerline of Williams Creek

#	Bearing	Distance
1	N48°51'06"E,	51.61 feet
2	N07°07'30"W,	161.25 feet
3	N10°00'29"W,	172.63 feet
4	N29°44'42"W,	161.24 feet
5	N49°23'55"W,	92.20 feet
6	N86°49'13"W,	180.28 feet
7	N40°37'05"W,	92.19 feet
8	N19°58'59"W,	117.05 feet
9	N36°01'39"E,	136.01 feet
10	N80°32'16"E,	121.66 feet
11	S51°20'25"E,	256.12 feet
12	S59°44'37"E,	138.92 feet
13	S69°26'38"E,	170.88 feet
14	S55°18'17"E,	158.11 feet
15	S84°17'22"E,	100.50 feet
16	N51°57'11"E,	292.06 feet
17	N21°15'02"E,	193.13 feet
18	N81°52'12"E,	70.71 feet
19	S77°00'19"E,	133.42 feet
20	S51°58'46"E,	178.75 feet

DESCRIPTION

Those portions of the NW¼ of Section 4, T52N, R30W and the SW¼ of Section 33, T53N, R30W, Clay County, Missouri, described as a whole as follows: Beginning at the SE corner of said Section 33; thence N89°08'22"W, 468.32 feet along the South line of said Section 33 (also the North line of said Section 4); thence S45°38'11"W, 564.34 feet; thence N13°18'01"W, 607.17 feet along the East line of Lot 29 in Rocky Hollow to the NE corner thereof (also the SE corner of Lot 24); thence thence N13°57'10"W, 174.60 feet to the NE corner of Lot 24 (also the SE corner of Lot 23); thence S06°30'44"E, 395.88 feet to the NE corner of Lot 23; thence N60°06'00"W, 60.00 feet along the North line of Lot 23; thence along the centerline of Williams Creek the following course: N48°51'06"E, 51.61 feet; N07°07'30"W, 161.25 feet; N10°00'29"W, 172.63 feet; N29°44'42"W, 161.24 feet; N49°23'55"W, 92.20 feet; N86°49'13"W, 180.28 feet; N40°37'05"W, 92.19 feet; N19°58'59"W, 117.05 feet; N36°01'39"E, 136.01 feet; N80°32'16"E, 121.66 feet; S51°20'25"E, 256.12 feet; S59°44'37"E, 138.92 feet; S69°26'38"E, 170.88 feet; S55°18'17"E, 158.11 feet; S84°17'22"E, 100.50 feet; N51°57'11"E, 292.06 feet; N21°15'02"E, 193.13 feet; N81°52'12"E, 70.71 feet; S77°00'19"E, 133.42 feet; S51°58'46"E, 178.75 feet to the East line of said SW¼; thence S00°43'35"W, 1520.00 feet along said East line to the point of beginning. Said portions contain 41.23 acres and are subject to all easements, restrictions, reservations and right of ways of record.

NOTES

1. Owner/Developer : Earl & Helen Coates, 1806 Sunset Strip, Excelsior Springs, MO 64024.
2. Record Deed Reference in Book 1760 Page 135.
3. Bearings based on survey by LS 1433, December 15, 1983.
4. Subdivision is in Flood Hazard Zones "A10" & "C" per FIRM C.P. # 290086 0050 B, Map Revised : February 17, 1989. Base Flood Elevation is from 773 feet to 774 feet.
5. Area within the Flood Zone is approximate and is subject to any inaccuracies that a subsequent topographic survey may disclose. Given the approximate location of the flood plain boundary in this subdivision, future single family dwellings proposed near boundary may require elevation certificates prior to obtaining building permits.
6. Maximum height for all structures in this subdivision shall be in accordance with County regulations regarding zoning and airport land use.
7. 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.
8. Owner is responsible for erecting a fence along the East property line adjacent to Rocky Hollow Park.

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 upon 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 ROCKY HOLLOW SECOND PLAT and shall consist of a total of two (2) lots.

In testimony whereof, Earl E. Coates and Helen L. Coates, husband and wife, and Evelyne E. (LaPee) Coldorn, have subscribed their names this 20 day of November, 2000.

Earl E. Coates — Helen L. Coates — Evelyne E. (LaPee) Coldorn

Be it remembered that on this 20 day of November, 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 CLAY)

My commission expires : 3-14-2002

Notary Public

SHIRLEY A. SHELTON
Notary Public - Notary Seal
State of Missouri
County of Clay
My Commission Expires 03-14-2002

APPROVALS AND ACCEPTANCES

ROCKY HOLLOW SECOND PLAT has been submitted to and considered by 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

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

County Clerk By Deputy

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 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: 11-17-2000 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 SERVICE, INC.
306 EAST MAIN STREET
PO BOX 93
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

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

SURVEY FOR: EARL COATES — EXCELSIOR SPRINGS, MO.

Date: 9-26-2000 | Field Book: 83-9 | Project #: CC-7339