Clay County, Missouri
Land Survey Document

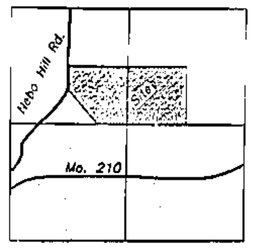
Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ◇ LAND PLANNING ◇ CIVIL ENGINEERING
201 NW 72ND STREET ◇ GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 436-0767

Q 26745

DEC 1 8 2000

LAZY "J"

FINAL PLAT
Clay County, Missouri



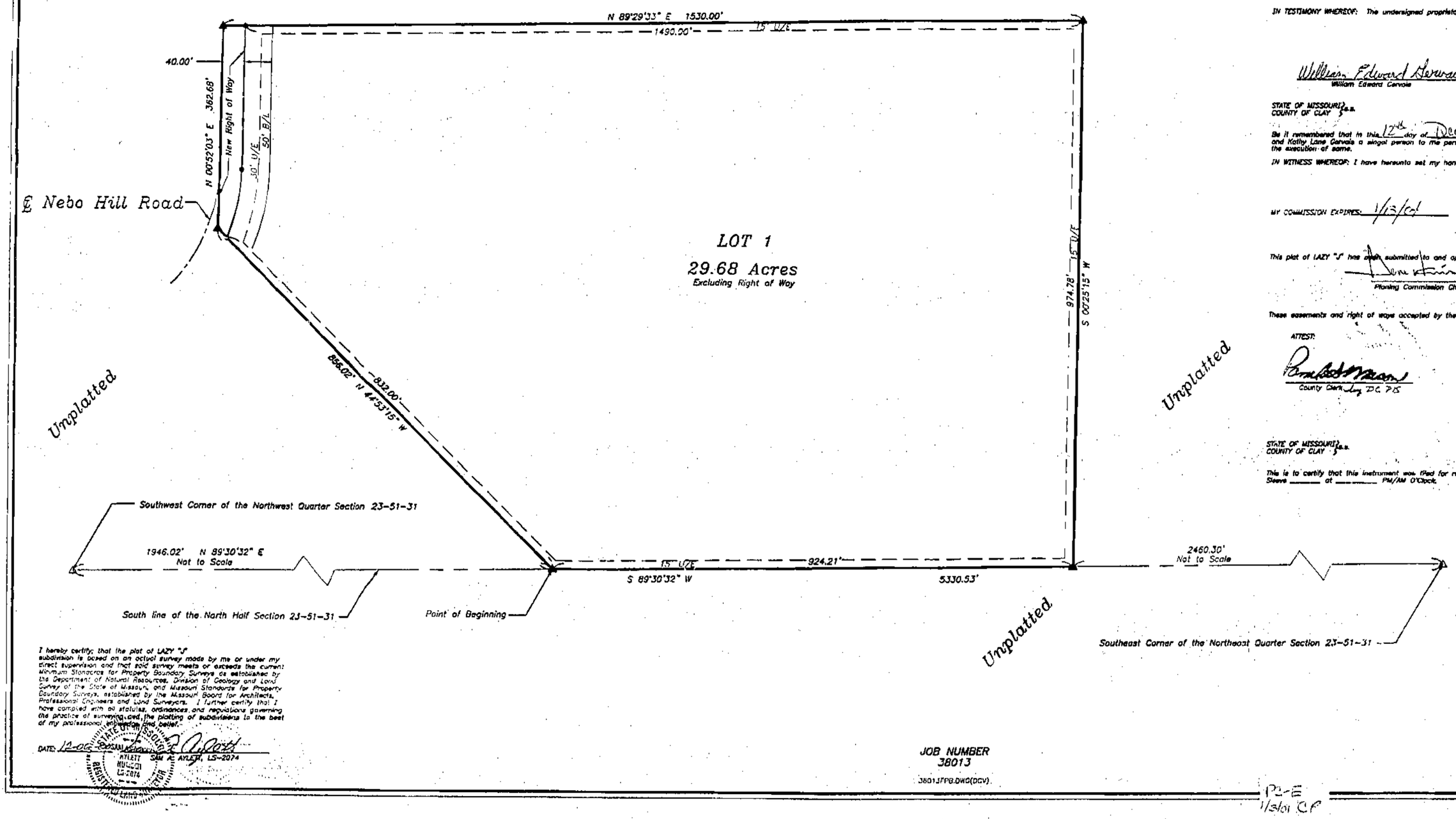
SEC. 23-51-31
Not to Scale
Location Map

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" Rebars to be Set with Plastic Caps #2074
○ Denotes Existing Bar

SCALE: 1" = 100'
100 50 0 100

NOTE: THIS TRACT OF LAND DOES NOT LIE WITHIN A REGULATORY FLOODPLAIN. PER FIRM COMMUNITY-PANEL #290086 0150 A.

Unplatted



Legal Description:
All that part of the North Half of Section 23, Township 51, Range 31, Clay County, Missouri, described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 23; thence North 89 degrees 30 minutes 32 seconds East, along the South line of the North Half of said Section 23, a distance of 1946.02 feet to the Point of Beginning of the tract of land here to be described; thence North 44 degrees 53 minutes 15 seconds West, a distance of 856.02 feet; thence North 00 degree 32 minutes 03 seconds East, a distance of 362.68 feet; thence North 89 degrees 29 minutes 33 seconds East, a distance of 1530.00 feet; thence South 00 degrees 25 minutes 15 seconds West, a distance of 974.78 feet to the South line of the North Half of said Section 23; thence South 89 degrees 30 minutes 32 seconds West, along the South line of the North Half of the said Section 23, a distance of 924.20 feet to the Point of Beginning.
Said tract contains 30.00 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 LAZY "J".

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 therewith 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 13th day of Dec, 2000.

William Edward Gervais
William Edward Gervais

Kathy Lane Gervais
Kathy Lane Gervais

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

Be it remembered that in this 12th day of Dec, 2000, before me, a Notary Public in and for said County and State, came William Edward Gervais a singal person and Kathy Lane Gervais a singal person to me personally known to be the same persons 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: 1/3/01

LINDA D KING
Notary Public - Notary Seal
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. JAN. 13,2001

Notary Public

This plat of LAZY "J" has been submitted to and approved by the Clay County Planning Commission this 5th day of December, 2000.

Planning Commission Chairman

Planning Commission Director

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this 11th day of December, 2000.

ATTEST:

County Clerk by D.C. 7.5

Presiding Commissioner

Western District Commissioner

Eastern District Commissioner

County Counselor

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.

County Recorder

I hereby certify that the plat of LAZY "J" 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: 12-06-00 Signature: Sam E. Aylett SAM E. AYLETT, LS-2074

AYLETT MISSOURI LS-2074

Owners:
William Edward Gervais
Kathy Lane Gervais
6522 NEBO HILLS ROAD
LIBERTY, MISSOURI 64068
DATE: December 04, 2000

JOB NUMBER
38013
38013FPD.DWG(DCV)

P2-E
1/3/01 CP