Clay County, Missouri
Land Survey Document

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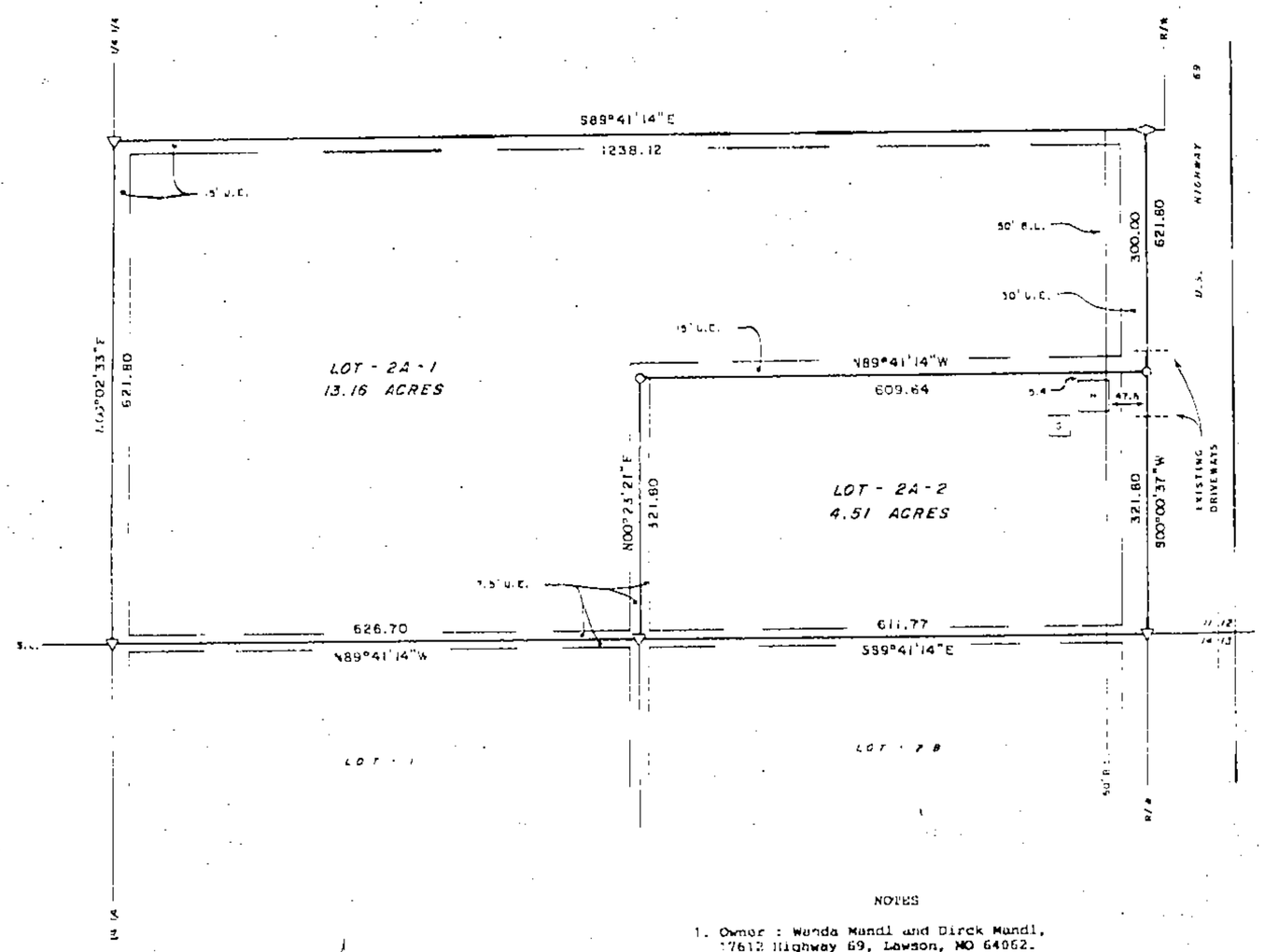
00 DEC 29 P 12:36
RECORDER OF DEEDS
By Mindy Melvaigh Deputy

Q 28006
DEC 2 9 2000

REPLAT OF LOT 2A
MANDL ACRES

FINAL PLAT



NOTES

1. Owner : Wanda Mandl and Dirck Mandl, 17612 Highway 69, Lawson, MO 64062.
2. Bearing System is based on the record plat of Mandl Acres, Cabinet "D" Sleeve 107.
3. Subdivision is in Flood Hazard Zone "C" per FIRM Community Panel # 290086 0100 A, Effective Date : March 18, 1980.
4. Record Deed is Book 2905 Page 159.
5. Survey Classification is "C".

N

1" = 100'

100 50 0 100 200

◇ - 5/8" BAR FOUND

▽ - 1/2" BAR FOUND

○ - 1/2" BAR SET

PC-E
7/6/01 CP

DESCRIPTION

All of Lot 2A in the Replat of Lot 2 in Mandl Acres, in the SE¼ of the SE¼ of Section 11, Township 53 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri. Containing 17.67 acres and 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 the REPLAT OF LOT 2A of MANDL ACRES and shall consist of a total of two (2) lots.

In testimony whereof, Wanda F. Mandl has subscribed her name this 17 day of November, 2000.

Wanda F. Mandl

Be it remembered that on this 17th 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 : Jan. 4, 2003

Notary Public

BEVERLY A. CALVERT
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Jan. 4, 2003

APPROVALS AND ACCEPTANCES

This REPLAT OF LOT 2A of MANDL ACRES has been submitted to and considered by Clay County Planning and Zoning Commission, is hereby APPROVED this 7th 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 11 day of December, 2000.

County Clerk By K. Temple

Entered on transfer record this ____ day of _____, 2000.

County Recorder

SURVEYORS CERTIFICATION

I hereby certify that the 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: 9-13-2000 Signed: Terry M. McGanless
Terry M. McGanless
NO. NED # 2143

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

M & M LAND SURVEYING SERVICE, INC.
506 EAST MAIN STREET
PO BOX 83
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

STATE OF MISSOURI
TERRY M. McGANLESS
NUMBER 2143
PROFESSIONAL LAND SURVEYOR

SURVEY FOR: DIRCK MANDL
LAWSON, MO.

Date: 7-13-2000 | Field Book: 98-178 | Project #: 00-7244