Clay County, Missouri
Land Survey Document

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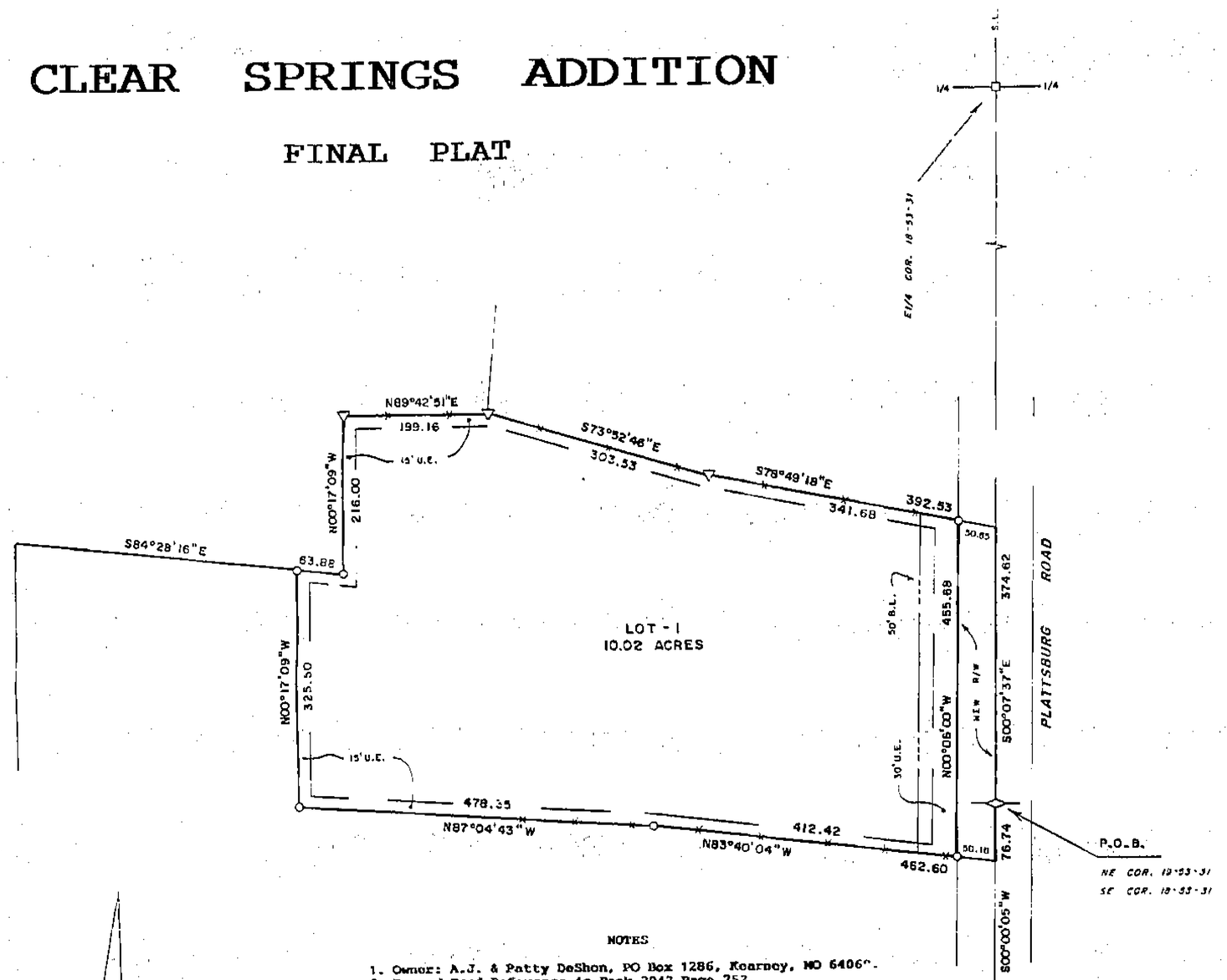
U 40859

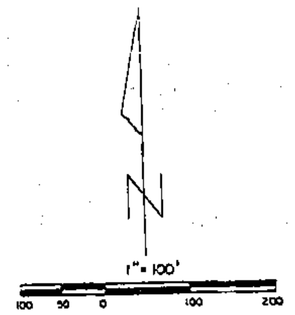
APR 0 4 2001

STATE OF MO
CLAY COUNTY
01 APR -4 A 9:01
Book E Page 174
RECORDER OF DEEDS
By Marsha McNeffe
Digital

CLEAR SPRINGS ADDITION

FINAL PLAT





NOTES

1. Owner: A.J. & Patty DeShon, PO Box 1286, Kearney, MO 6406^.
2. Record Deed Reference is Book 2042 Page 752.
3. Bearing System is based on a previous survey by RLS # 2143, for Dave Fulton & Larry Goodroad, dated July 2, 1997.
4. Subdivision is in Flood Hazard Zone "C" per FIRM Community Panel # 290086 0025 A, Effective Date : March 18, 1980.
5. 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.

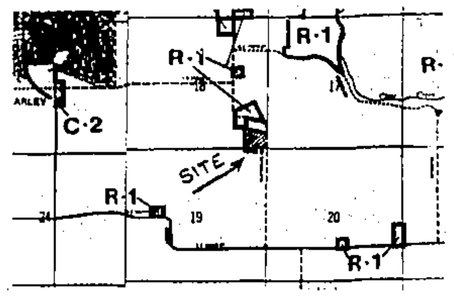
◇ - 5/8" BAR FOUND

▽ - 1/2" BAR FOUND

□ - 3/8" BAR FOUND

○ - 1/2" BAR, SET

LOCATION MAP



DESCRIPTION

That portion of the SE¼ of the SE¼ of Section 18 and that portion of the NE¼ of the NE¼ of Section 19, all in Township 53 North of the Base Line, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at the NE corner of said Section 19 (also the SE corner of said Section 18); thence S00°00'05"W, 76.74 feet along the East line of said Section 19; thence N83°40'04"W, 462.60 feet along an existing fence line; thence N87°04'43"W, 478.35 feet along an existing fence line and the Westerly prolongation thereof; thence N00°17'09"W, 325.50 feet; thence S84°28'16"E, 63.88 feet; thence N00°17'09"W, 216.00 feet; thence N89°42'51"E, 199.16 feet along an existing fence line; thence S73°52'46"E, 303.53 feet along an existing fence line; thence S78°49'18"E, 392.53 feet along an existing fence line and the Westerly prolongation thereof to the East line of said Section 18; thence S00°07'37"E, 374.62 feet along said East line to the point of beginning. Said portions contain 10.54 acres and are 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 CLEAR SPRINGS ADDITION and shall consist of a total of one (1) lot.

In testimony whereof, A.J. DeShon and Patty Jean DeShon, husband & wife, have subscribed their names this 9th day of March, 2001.

A. J. DeShon

Patty Jean DeShon

Be it remembered that on this 9th day of March, 2001, 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 : June 17, 2004

Notary Public

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

APPROVALS AND ACCEPTANCES

This plat of CLEAR SPRINGS ADDITION has been submitted and considered by the Clay County Planning and Zoning Commission, and is APPROVED this 6th day of MARCH, 2001.

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 6th day of MARCH, 2001.

County Clerk

Entered on transfer record this ____ day of _____, 2001.

County Recorder

SURVEYORS 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: 3-7-01 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.
808 EAST MAIN STREET
PO BOX #3
RICHMOND, MO 64085
PHONE (816) 776-5343
FAX (816) 470-6343

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

SURVEY FOR: A.J. & PATTY DESHON
KEARNEY, MO.

Date: 12-28-2000 | Field Book: 00-231 | Project #: 00-7438

CAG E 3/2/01