Clay County, Missouri
Land Survey Document

Q66871
AUG 29 2001

BAUMAN ACRES

FINAL PLAT

DESCRIPTION

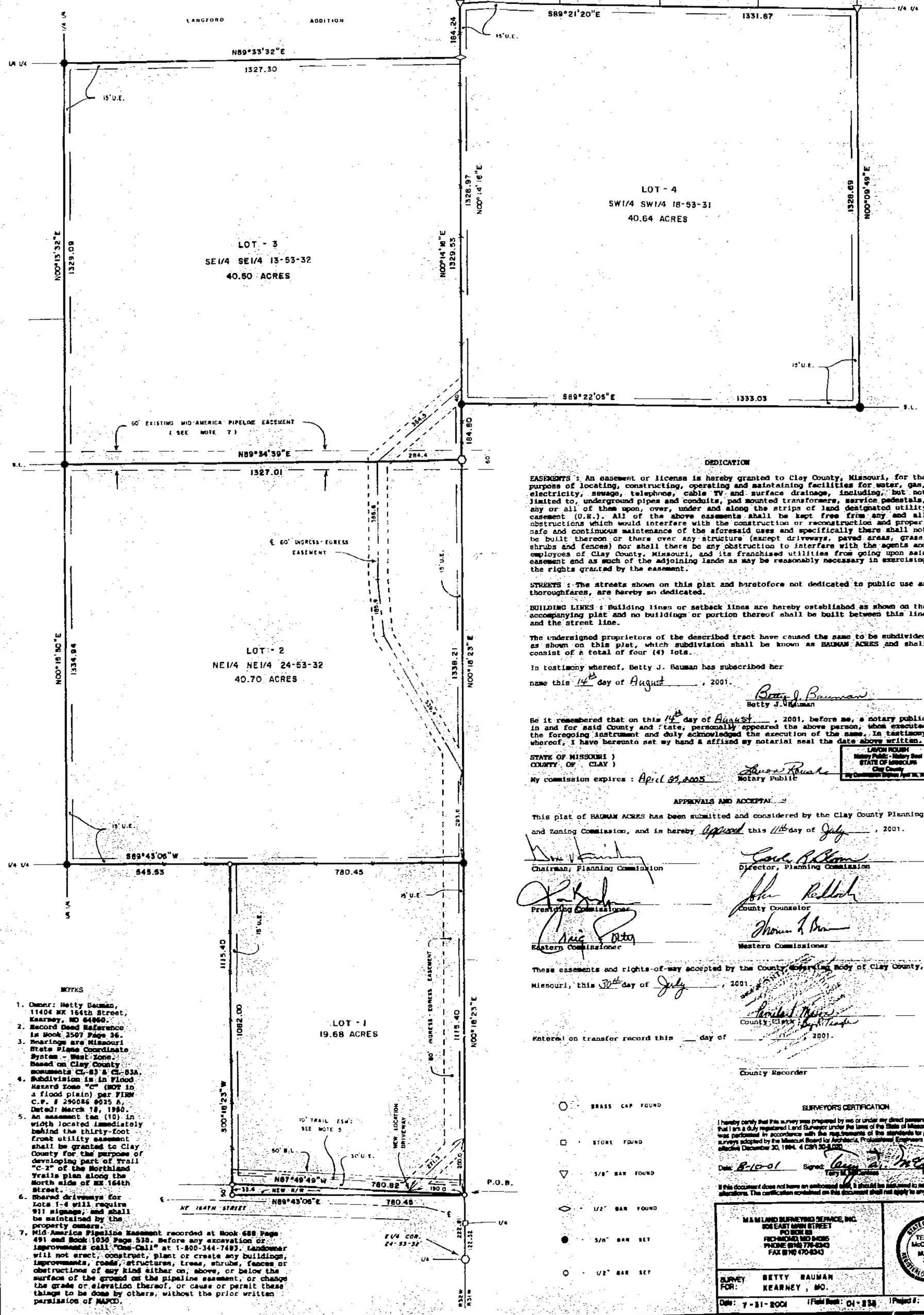
All of the SW¼ of the SW¼ of Section 18, Township 53 North of the Base Line, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri. Containing 40.64 acres.

All of the SE¼ of the SE¼ of Section 13, Township 53 North of the Base Line, Range 32 West of the Fifth Principal Meridian, Clay County, Missouri. Containing 40.50 acres.

All of the NE¼ of the NE¼ of Section 24, Township 53 North of the Base Line, Range 32 West of the Fifth Principal Meridian, Clay County, Missouri. Containing 40.70 acres.

That portion of the SE¼ of the NE¼ of Section 24, Township 53 North of the Base Line, Range 32 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at a point on the East line of said SE¼ NE¼ that is N00°18'23"E, 222.81 feet from the E¼ corner of said Section 24; thence N00°18'23"E, 1115.40 feet along said East line to the NE corner of said SE¼ NE¼; thence S89°43'06"W, 780.45 feet along the North line of said SE¼ NE¼; thence S00°18'23"W, 1115.40 feet parallel with said East line; thence N89°43'06"E, 780.45 feet parallel with said North line to the point of beginning. Said portion contains 19.98 acres.

In aggregate, containing 141.82 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 BAUMAN ACRES and shall consist of a total of four (4) lots.

In testimony whereof, Betty J. Bauman has subscribed her name this 14th day of August, 2001.

Betty J. Bauman
Betty J. Bauman

Be it remembered that on this 14th day of August, 2001, before me, a notary public in and for said County and State, personally appeared the above person, who executed the foregoing instrument and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand & affixed my notarial seal the date above written.

STATE OF MISSOURI)
COUNTY OF CLAY)

My commission expires : April 27, 2005 — Lavon Roush, Notary Public

LAVON ROUSH
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires April 27, 2005

APPROVALS AND ACCEPTANCE

This plat of BAUMAN ACRES has been submitted and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 11th day of July, 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 30th day of July, 2001.

Marilyn Mayo
County Clerk By R. Temple

Entered on transfer record this ___ day of ___, 2001.

County Recorder

NOTES

1. Owner: Betty Bauman, 11404 NE 164th Street, Kearney, MO 64060.
2. Record Deed Reference is Book 2507 Page 36.
3. Bearings are Missouri State Plane Coordinate System - West Zone. Based on Clay County monuments CL-83 & CL-83A.
4. Subdivision is in Flood Hazard Zone "C" (NOT in a flood plain) per FIRM C.P. # 290086 0025 A, Dated: March 18, 1980.
5. An easement ten (10) in width located immediately behind the thirty-foot front utility easement shall be granted to Clay County for the purpose of developing part of Trail "C-2" of the Northland Trails plan along the North side of NE 164th Street.
6. Shared driveways for Lots 1-4 will require 911 signage, and shall be maintained by the property owners.
7. Mid-America Pipeline Easement recorded at Book 688 Page 491 and Book 1030 Page 530. Before any excavation or improvements call "One-Call" at 1-800-344-7483. Landowner will not erect, construct, plant or create any buildings, improvements, roads, structures, trees, shrubs, fences or obstructions of any kind either on, above, or below the surface of the ground on the pipeline easement, or change the grade or elevation thereof, or cause or permit these things to be done by others, without the prior written permission of MAPCO.

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: 8-10-01 Signed: Terry M. McCanless MO PLS # 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.
506 EAST MAIN STREET
PO BOX 69
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

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

SURVEY FOR: BETTY BAUMAN, KEARNEY, MO.

Date: 7-31-2001 | Field Book: 01-858 | Project #: 01-7628A

Cal. E 10/3/01 DM

http://www.ClayCoGov.com