Clay County, Missouri
Land Survey Document

STATE OF MO
CLAY COUNTY
RECORDER'S INSTRUMENT
01 JUN 22 A 8:25 AM
BOOK E PAGE 179
ROBERT W. SPIESS
RECORDER OF DEEDS
By: Wanda Watson
Deputy

055220

JUN 22 2001

TARKIO RANCH

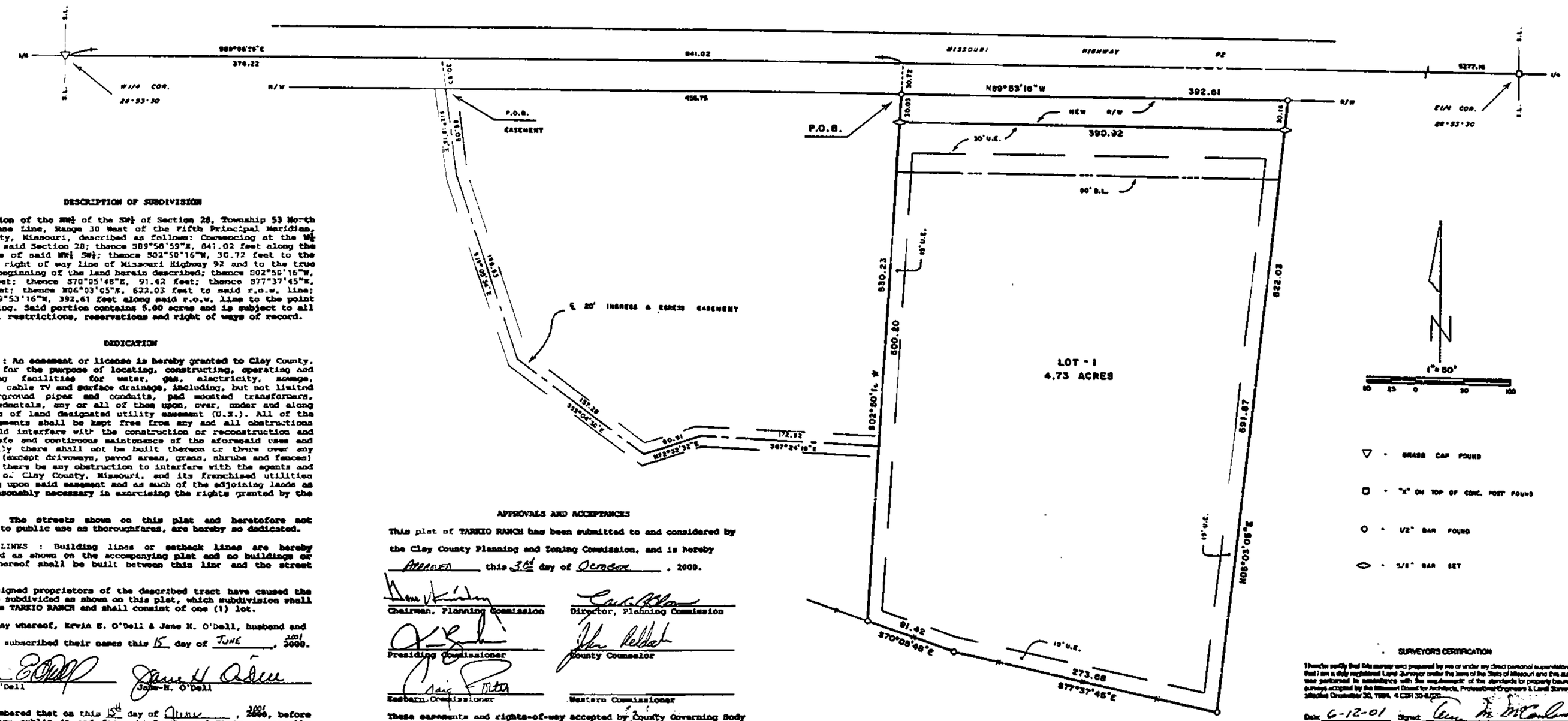
FINAL PLAT

DESCRIPTION OF INGRESS & EGRESS EASEMENT

A 20 foot easement lying in that portion of the NW¼ of the SW¼ of Section 28, Township 53 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, being 10 feet on each side of the following described centerline: Commencing at the W¼ corner of said Section 28; thence S89°58'59"E, 376.22 feet along the North line of said NW¼ SW¼; thence S12°18'16"E, 30.63 feet to the Southerly right of way line of Missouri Highway 92 and to the true point of beginning of said centerline; thence S12°18'16"E, 86.09 feet; thence S19°05'34"E, 196.63 feet; thence S53°04'30"E, 157.28 feet; thence N72°32'32"E, 60.91 feet; thence S87°24'18"E, 172.92 feet to the terminus of said centerline.

NOTES

1. Owner : Erwin and Jane O'Dell, 8200 NE 130th Street, Kearney, MO 64060.
2. Record Deed Reference is Book 2040 Page 971.
3. Bearing System is Missouri State Plane Coordinate System - West Zone, Clay County Monument CL-46.
4. Survey Classification is "C".
5. Subdivision is Flood Hazard Zone "C" per FIRM Community Panel # 290086 0050 B, Effective Date : February 17, 1989.
6. Maximum height for all structures in this subdivision shall be in accordance with County regulations regarding zoning and airport land use.



DESCRIPTION OF SUBDIVISION

That portion of the NW¼ of the SW¼ of Section 28, Township 53 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Commencing at the W¼ corner of said Section 28; thence S89°58'59"E, 841.02 feet along the North line of said NW¼ SW¼; thence S02°50'16"W, 30.72 feet to the Southerly right of way line of Missouri Highway 92 and to the true point of beginning of the land herein described; thence S02°50'16"W, 830.23 feet; thence S70°05'48"E, 91.42 feet; thence S77°37'45"E, 273.68 feet; thence N06°03'05"E, 622.03 feet to said r.o.w. line; thence N89°53'16"W, 392.61 feet along said r.o.w. line to the point of beginning. Said portion contains 5.00 acres and is 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 TARKIO RANCH and shall consist of one (1) lot.

In testimony whereof, Erwin E. O'Dell & Jane H. O'Dell, husband and wife, have subscribed their names this 15 day of June, 2001 2000.

Erwin E. O'Dell — Jane H. O'Dell

Be it remembered that on this 15th day of June, 2001 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)

Notary Public

SANDY D. KERSHAW
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: July 9, 2002

My commission expires : July 9 2002

APPROVALS AND ACCEPTANCES

This plat of TARKIO RANCH has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby APPROVED this 3rd day of October, 2000.

Chairman, Planning Commission — Director, Planning Commission

Presiding Commissioner — County Counselor

Eastern Commissioner — Western Commissioner

These easements and rights-of-way accepted by County Governing Body of Clay County, Missouri, this 23rd day of October, 2000.

County Clerk

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

County Recorder

Cab. E
10/18/01

- ▽ - BRASS CAP FOUND
- □ - "X" ON TOP OF CONC. POST FOUND
- ○ - 1/2" BAR FOUND
- ◇ - 5/8" BAR SET

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: 6-12-01 Signed: Terry M. McCauley 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 CIRCLE STREET
POST OFFICE BOX
RICHMOND, MO 64085
PHONE (816) 776-6309
FAX (816) 470-8343

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

SURVEY FOR: ERVIN & JANE O'DELL
KEARNEY, MO.

Date: 5-25-2000 | Field Book: 99-213 | Project #: 00-7308

http://www.ClayCoGov.com