Clay County, Missouri
Land Survey Document

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057273 JUL 05 2001

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING · LAND PLANNING · CIVIL ENGINEERING
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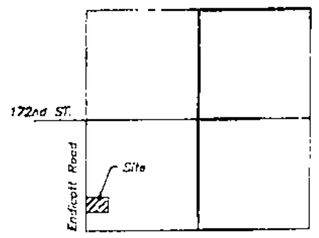
Phone: 436-0732 ~ Fax: 436-0767

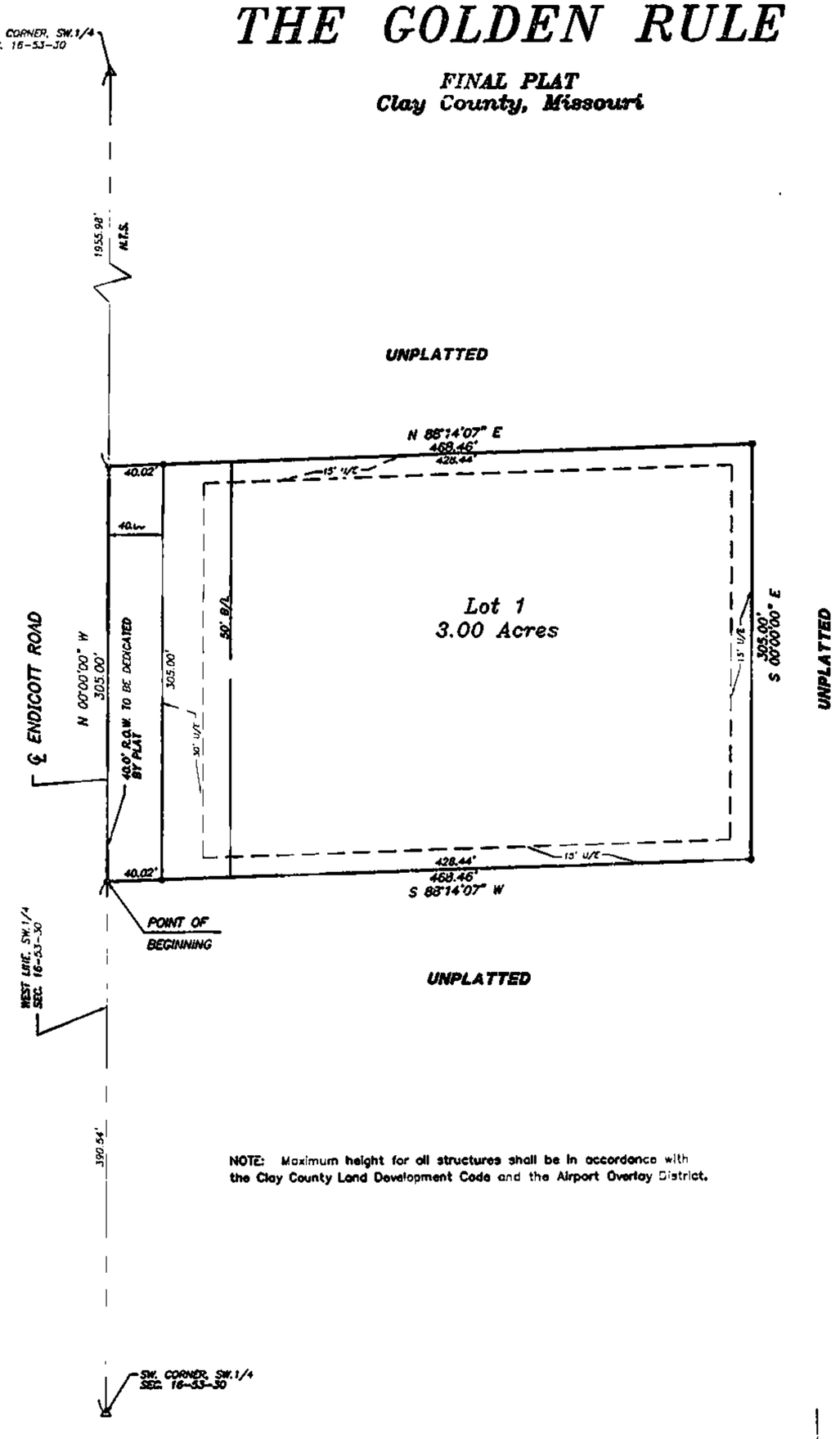
THE GOLDEN RULE

FINAL PLAT
Clay County, Missouri

STATE OF MO
CLAY COUNTY
I CERTIFY THIS INSTR. MEETS
01 JUL -5 A 8:22
CAB 2 3-2018 180
by Debra Rilac
Deputy



SEC. 16-53-30
Not to Scale
Location Map



LEGEND:
U/E = Utility Easement
B/L = Building Line
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

NOTE: Maximum height for all structures shall be in accordance with the Clay County Land Development Code and the Airport Overlay District.

LEGAL DESCRIPTION:
All that part of the Southwest Quarter of Section 16, Township 53, Range 30, in Clay County, Missouri, described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 16; thence North 00 degrees 00 minutes 00 seconds West along the West line of the Southwest Quarter of said Section 16, a distance of 390.54 feet to the Point of Beginning of the tract of land herein, to be described; thence continuing North 00 degrees 00 minutes 00 seconds West along the West line of the Southwest Quarter of said Section 16, a distance of 305.00 feet; thence North 88 degrees 14 minutes 07 seconds East, a distance of 468.46 feet; thence South 00 degrees 00 minutes 00 seconds East and parallel to the West line of the Southwest Quarter of said Section 16, a distance of 305.00 feet; thence South 88 degrees 14 minutes 07 seconds West, a distance of 468.46 feet to the Point of Beginning. Said tract of land contains 3.28 acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described herein have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "THE GOLDEN RULE".

EASEMENTS: An easement or license is hereby granted to Clay County, Missouri, for the purpose of installing, 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 areas 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 streets, 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: Harold Rule and Majorie Rule, husband and wife have subscribed their names this 14th day of June 2001.

Harold Rule
Harold Rule

Marjorie Rule
Marjorie Rule

STATE OF MISSOURI
COUNTY OF CLAY ss.

On this 14th day of June, in the year 2001, before me a Notary Public in and for said State, Personally appeared Harold Rule and Majorie Rule, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires: 9-30-2003

SHARON L. FRY
NOTARY PUBLIC, STATE OF MISSOURI
CLINTON COUNTY
My Commission Expires Sep 30, 2003

Sharon L. Fry
NOTARY PUBLIC

This plat of THE GOLDEN RULE has been submitted to and approved by the Clay County Planning Commission this 5th day of June 2001.

PLANNING COORDINATOR — CHAIRMAN — DIRECTOR

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this ____ day of ____ 2001.

ATTEST:

County Clerk

Presiding Commissioner

Western District Commissioner

Eastern District Commissioner

STATE OF MISSOURI
COUNTY OF CLAY ss.

This is to certify that this instrument was filed for record in the Recorder Of Deeds Office on the ____ day of ____ 2001. In Cabinet ____ Slides ____ at ____ PM/AM O'Clock.

DEPUTY — RECORDER OF DEEDS

I hereby certify that the plat of THE GOLDEN RULE 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 that the placing of monuments to the best of my professional knowledge and belief.

DATE: 6-6-2001 SAM B. AYLETT, LS-2074

STATE OF MISSOURI
SAM B. AYLETT
NO. LS-2074
RECORDED LAND SURVEYOR

JOB NUMBER
38452
38452FPA.dwg

Cab. E
10/14/01

Prepared For:
Robert C. Rule
9221 NE. 123rd Street
Liberty, MO. 64068
(816) 781-9321
JUNE 6, 2001