Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

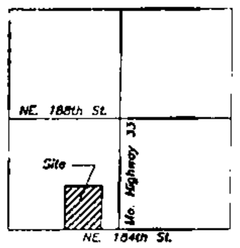
Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ◇ LAND PLANNING ◇ CIVIL ENGINEERING
201 NW 72ND STREET ◇ GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 436-0767

JUL 16 2001 058468

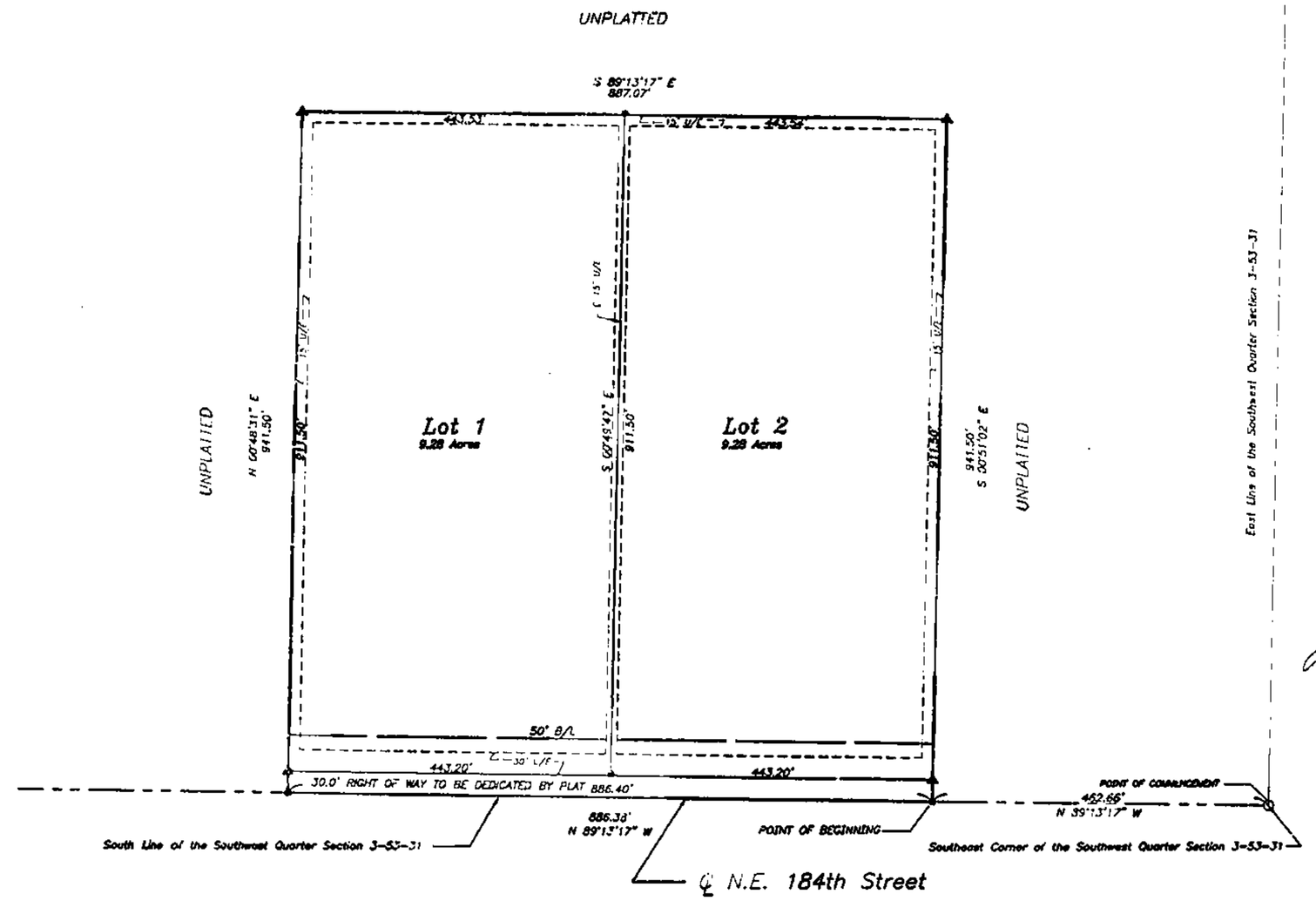
THE BIG 'H' RANCH

FINAL PLAT

A Subdivision in Clay County, Missouri



SEC. 3-53-31
Location Map
Not to Scale



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

△ Denotes Existing Monument

▲ Denotes Monument to be set after construction of Utilities and Streets.

● Denotes 1/2" Rebarg to be Set with Plastic Caps #2074

○ Denotes Existing Bar

I hereby certify that the plat of THE BIG 'H' RANCH 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 the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 7-6-01 SAM A. AYLETT LS-2074

STATE OF MISSOURI
SAM A. AYLETT
NUMBER
LS-2074
PROFESSIONAL LAND SURVEYOR

JOB NUMBER
38181

38181FPA DWG(DDV)

CLAY COUNTY
RECORDER OF DEEDS
01 JUL 16 A 8:52
Book E 3966 Page 181
RECORDING FEES
By: Wanda Watson
Deputy

LEGAL DESCRIPTION:
All that part of the Southwest Quarter of Section 3, Township 53, Range 31, Clay County, Missouri described as follows: Commencing at the Southeast Corner of the Southwest Quarter of said Section 3; thence North 89 degrees 13 minutes 17 seconds West along the South line of the Southwest Quarter of said Section 3, a distance of 452.66 feet to the Point of Beginning of the tract of land herein to be described; thence continuing North 89 degrees 13 minutes 17 seconds West along the South line of the Southwest Quarter of said Section 3, a distance of 886.33 feet; thence North 00 degrees 46 minutes 31 seconds East, a distance of 941.50 feet; thence South 89 degrees 13 minutes 17 seconds East and parallel to the South line of the Southwest Quarter of said Section 3, a distance of 887.07 feet; thence South 00 degrees 31 minutes 02 seconds West and parallel to the East line of the Southwest Quarter of said Section 3, a distance of 941.50 feet to the Point of Beginning. Said tract contains 18.57 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 BIG 'H' RANCH".

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 strips of land designated utility easement (U.E.). All of the utility 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 operations. There shall not be built thereon or thereover any structures (except driveways, paved areas, grass, shrubs and hedges) nor shall there be any obstructions 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: Rickie D. Easter A/K/A Ricky D. Easter and Melinda S. Easter A/K/A Melinda Sue Davis Easter, husband and wife have subscribed their names this 13 day of July, 2001.

Rickie D. Easter A/K/A Ricky D. Easter

Melinda S. Easter A/K/A Melinda Sue Davis Easter

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 13th day of July, in the year 2001, before me a Notary Public in and for said State, Personally appeared Rickie D. Easter A/K/A Ricky D. Easter and Melinda S. Easter A/K/A Melinda Sue Davis Easter, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

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

My Commission Expires April 25, 2005

LAVON ROUSH
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires April 25, 2005

Lavon Roush
NOTARY PUBLIC

This plat of THE BIG 'H' RANCH has been submitted to and approved by the Clay County Planning Commission this 5th day of June, 2001.

COUNSELOR — CHAIRMAN — DIRECTOR

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this 25th day of June, 2001.

ATTEST:

County Clerk

Presiding Commissioner

Western District Commissioner

Eastern District Commissioner

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

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

DEPUTY

RECORDER OF DEEDS

Calc. E
10/15/01

Prepared For:
RICK AND MINDY EASTER
12618 NE 144th St.
Kearney, Missouri, 64060

DATE: 7/6/01