Clay County, Missouri
Land Survey Document

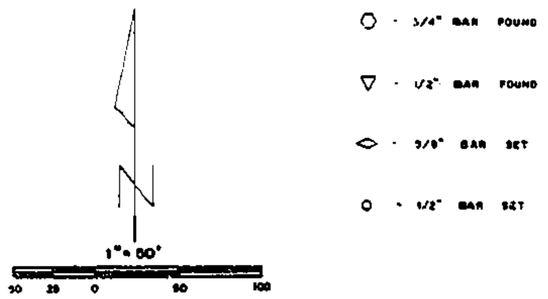
STATE OF MO
CLAY COUNTY
FILED FOR RECORD
01 JUL 17 A 8:38
CAR-E Steve
BOOK 181
RECORDER OF DEEDS
By: Wanda Watson Deputy

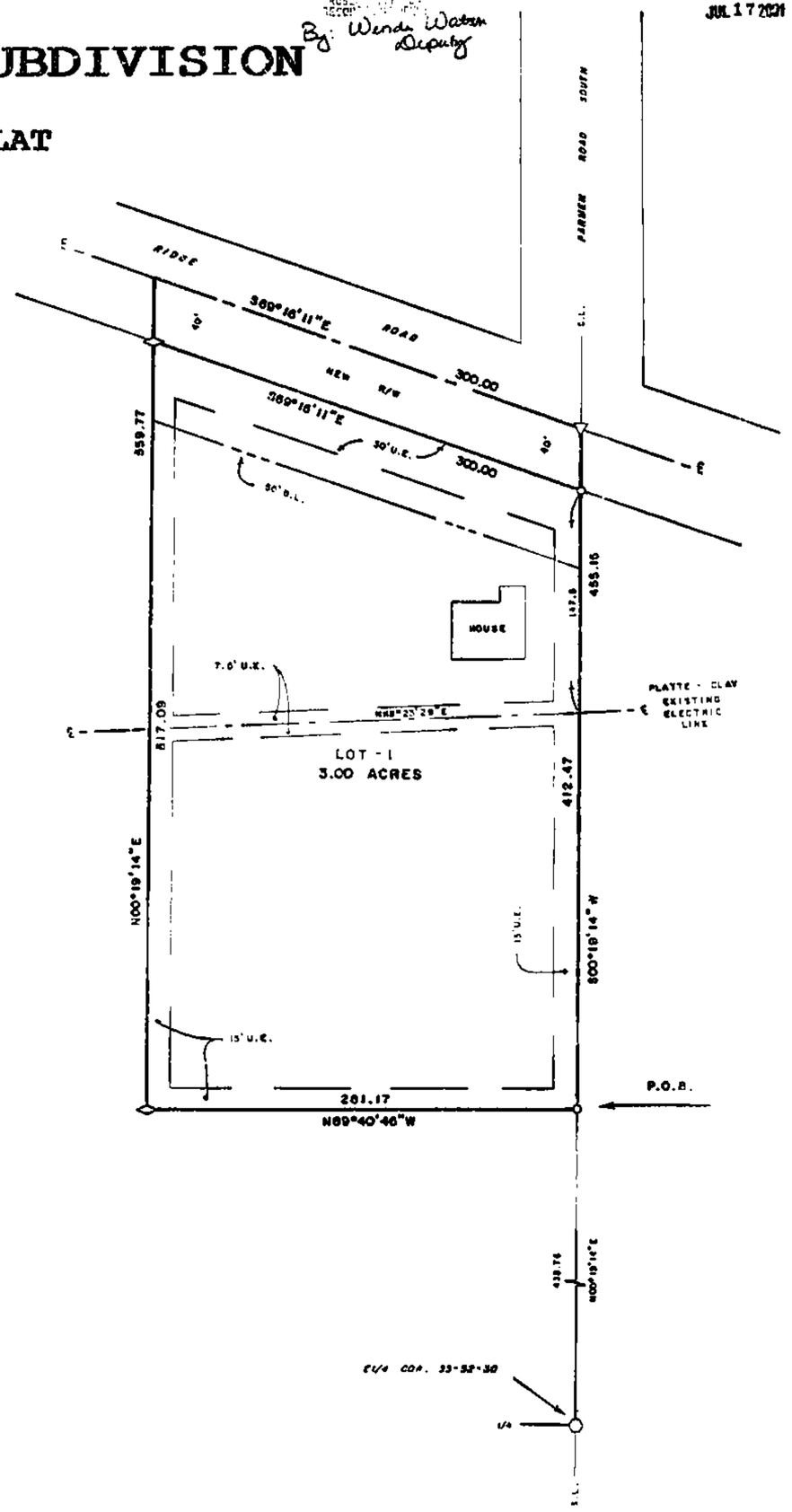
058718

JUL 17 2001

SEVEN HILLS SUBDIVISION

FINAL PLAT

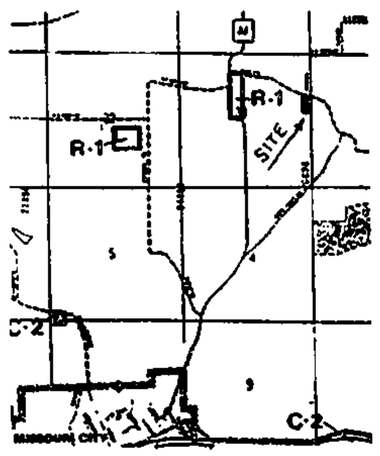




NOTES

1. Owner: Ben and Amanda Mook, 25615 Ridge Road, Excelsior Springs, MO 64024.
2. Record Deed Reference is Book 3185 Page 88.
3. Bearings based on record plat of Big Willows.
4. Subdivision in Flood Hazard Zone "C" per FIRM Community Panel # 290086 0100 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.

LOCATION MAP



DESCRIPTION

That portion of the SE¼ of the W½ of Section 33, Township 52 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at a point on the East line of said Section 33 that is N00°19'14"E, 438.76 feet from the E¼ corner of said Section 33; thence N89°40'46"W, 281.17 feet; thence N00°19'14"E, 559.77 feet parallel with said East line to the centerline of Ridge Road; thence S89°16'11"E, 300.00 feet along said centerline to said East line; thence S00°19'14"W, 455.15 feet along said East line to the point of beginning. Said portion contains 3.27 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 SEVEN HILLS SUBDIVISION and shall consist of a total of one (1) lot.

In testimony whereof, L. Benjamin Mook and Amanda Bartlett Mook, husband and wife, have subscribed their names this 29th day of June, 2001.

L. Benjamin Mook — Amanda Bartlett Mook

Be it remembered that on this 29th day of June, 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

APPROVALS AND ACCEPTANCES

This plat of SEVEN HILLS SUBDIVISION has been submitted to the Clay County Planning and Zoning Commission, and is hereby APPROVED this 1st day of May, 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 29th day of May, 2001.

County Clerk By R. Temple

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

County Recorder

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 30-8.010.

Date: 6-14-01 Signed: Terry M. McCallum 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.
108 EAST MAIN STREET
P.O. BOX 87
RICHMONDO, MO 64085
PHONE (816) 776-5343
FAX (816) 470-4343

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

SURVEY FOR: BEN & AMANDA MOOK
EXCELSIOR SPRINGS, MO.

Date: 5-22-2001 | Field Book: 01-240 | Project #: 01-7526

Cale-E
10/18/01

http://www.ClayCoGov.com