Clay County, Missouri
Land Survey Document

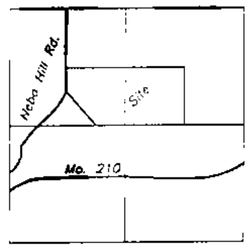
Prepared By:
**AYLETT SURVEY COMPANY**
LAND SURVEYING o LAND PLANNING o CIVIL ENGINEERING
201 NW 72ND STREET o GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 436-0767

01 SEP 27 P 2:21 B
by Debra Bibo
Deputy

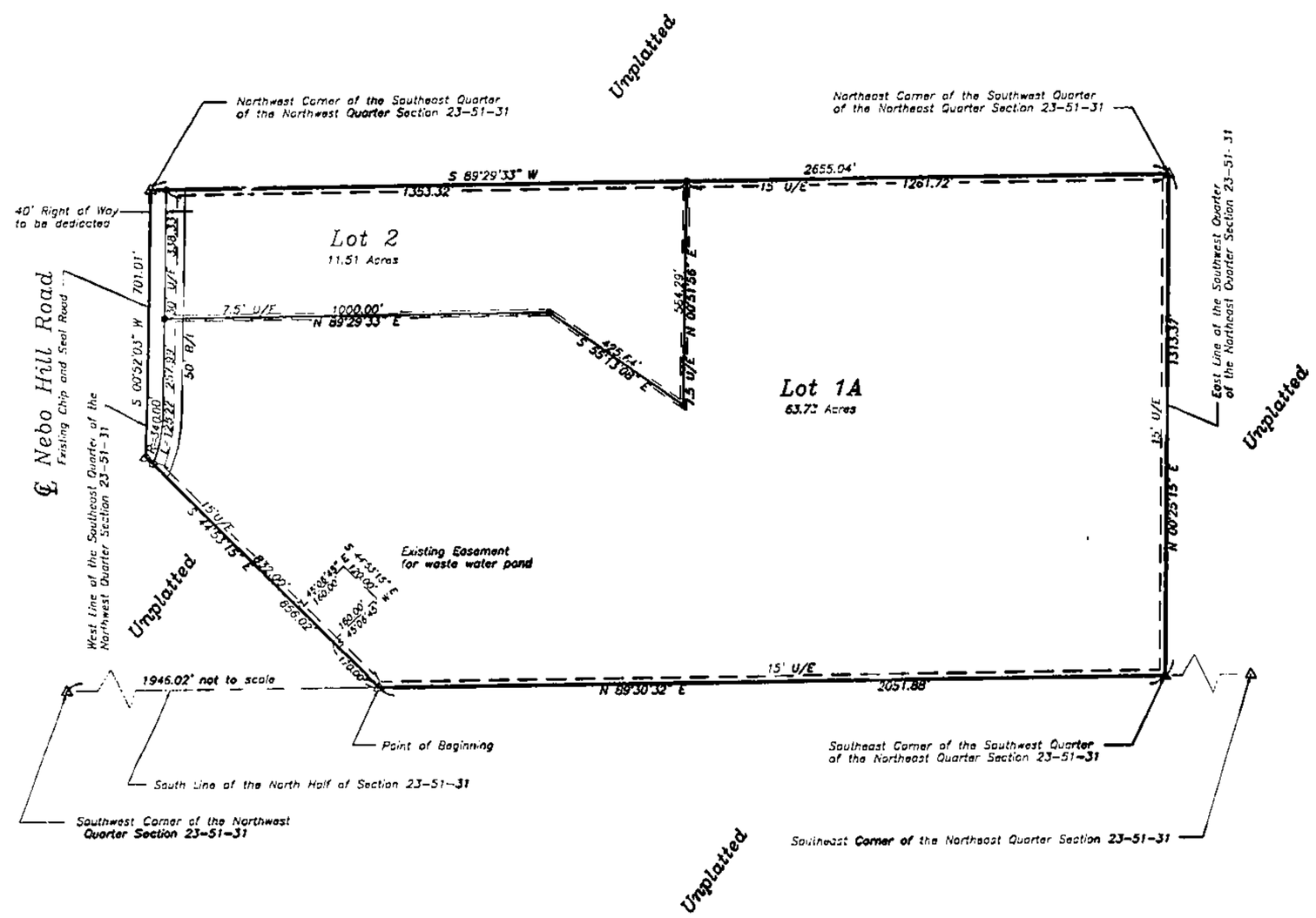
Q71627
SEP 27 2001

# REPLAT OF LAZY "J"

## FINAL PLAT
## Clay County, Missouri




SEC. 23-51-31
Not to Scale
**Location Map**




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

I hereby certify that the plat of LAZY "J" 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 Geodetic Division 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 ability. Not Sealed

DATE: _____ SALI A. AYLETT LS-2074

STATE OF MISSOURI
SALI A. AYLETT
LS-2074

Owners:
**John Sloan**
P.O. Box 14491
Parkville, Missouri, 64152

**William & Kathy Gervais**
6822 Nebo Hill Road
Liberty, Missouri, 64068

**Prepared For:**
**Delbert Gaddis**
6807 Nebo Hill Road
Liberty, Missouri, 64068
781-7181

JOB NUMBER
38750

Legal Description:
All that part of the North Half of Section 23, Township 51, Range 31, Clay County, Missouri, described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 23; thence North 89 degrees 30 minutes 32 seconds East, along the South line of the North Half of said Section 23, a distance of 1946.02 feet to the Point of Beginning of the tract of land herein to be described; thence continuing North 89 degrees 30 minutes 32 seconds East, along the South line of the North Half, a distance of 2051.88 feet to the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 00 degrees 23 minutes 15 seconds East along the East line of the Southwest Quarter of the Northeast Quarter of said Section 23, a distance of 1313.37 feet to the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 23; thence South 89 degrees 29 minutes 33 seconds West along the North line of the South Half of the North Half of said Section 23, a distance of 2655.04 feet to the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 23; thence South 00 degrees 52 minutes 03 seconds West along the West line of the Southeast Quarter of the Northwest Quarter of said Section 23, a distance of 701.01 feet; thence South 44 degrees 53 minutes 15 seconds East, a distance of 656.02 feet to the Point of Beginning. Said tract of land contains 75.67 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as REPLAT OF LAZY "J".

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 thereunder any structures (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 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: The undersigned proprietor has hereunto set his hands this 21st day of Sept, 2001.

John Lee Sloan

STATE OF MISSOURI }s.s.
COUNTY OF CLAY }

Be it remembered that in this 21st day of Sept 2001, before me, a Notary Public in and for said County and State, com John Lee Sloan a single person to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, in the State of Missouri on the day and year last written.

MY COMMISSION EXPIRES: _____

DONNA L. MATTHEWS
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: Oct 26, 2003

NOTARY PUBLIC

IN TESTIMONY WHEREOF: The undersigned proprietors has hereunto set his hands this _____ day of _____ 2001.

William Edward Gervais
William F. Gervais
Wiliam Edward Gervais

STATE OF MISSOURI }s.s.
COUNTY OF CLAY }

Be it remembered that in this 21st day of Sept, 2001, before me, a Notary Public in and for said County and State, come William Edward Gervais a single person to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in _____ County, in the State of Missouri on the day and year last written.

MY COMMISSION EXPIRES: 10/27/2003

JUDITH A. EYMANN
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: Oct 27, 2003

NOTARY PUBLIC

IN TESTIMONY WHEREOF: The undersigned proprietors has hereunto set her hands this _____ day of _____ 2001.

Kathy Lane Gervais
Kathy Lane Gervais

STATE OF MISSOURI }s.s.
COUNTY OF CLAY }

Be it remembered that in this 21st day of Sept, 2001, before me, a Notary Public in and for said County and State, come Kathy Lane Gervais a single person to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, in the State of Mo on the day and year last written.

MY COMMISSION EXPIRES: Jan. 19, 2005

PATRICIA L. TEEPLE
Notary Public - Notary Seal
State of Missouri
County of Clay
My Commission Expires Jan 19, 2005

NOTARY PUBLIC

This plat of REPLAT OF LAZY "J" has been submitted to and approved by the Clay County Planning Commission this 12th day of June, 2001.

Robert A. Mumaugh
Planning Commission Chairman

Planning Commission Director

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this 7th day of September, 2001.

ATTEST:

Presiding Commissioner

Western District Commissioner

Eastern District Commissioner

County Clerk

County Collector

STATE OF MISSOURI }s.s.
COUNTY OF CLAY }

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

DATE: 09/06/01