Clay County, Missouri
Land Survey Document

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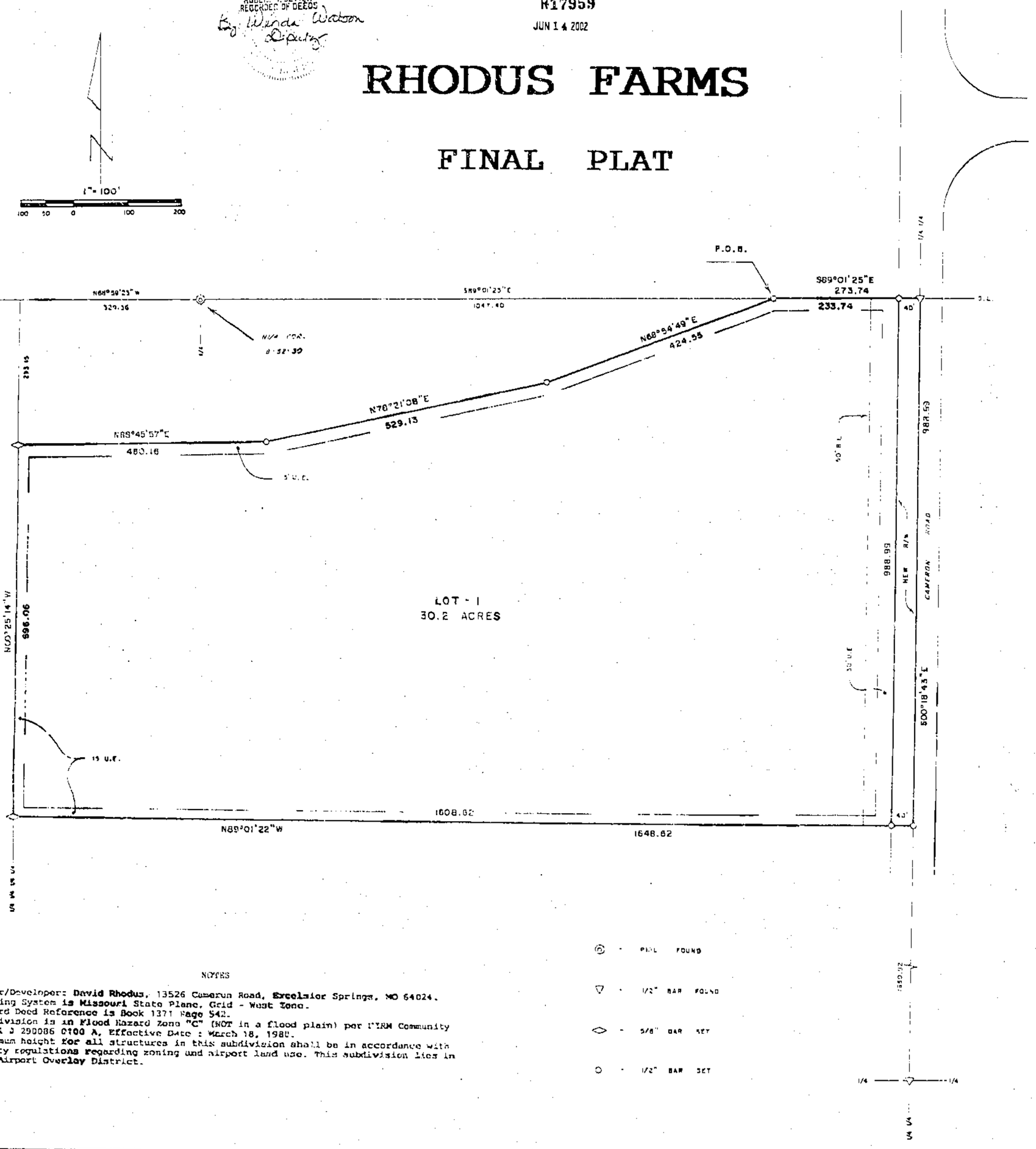
STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
02 JUN 14 4 51 PM
ROBERT I. SEVIER
RECORDER OF DEEDS
By Wanda Watson
Deputy

R17959

JUN 14 2002

RHODUS FARMS

FINAL PLAT



NOTES

1. Owner/Developer: David Rhodus, 13526 Cameron Road, Excelsior Springs, MO 64024.
2. Bearing System is Missouri State Plane, Grid - West Zone.
3. Record Deed Reference is Book 1371 Page 542.
4. Subdivision is in Flood Hazard Zone "C" (NOT in a flood plain) per FIRM Community Panel # 290086 0100 A, Effective Date : March 18, 1981.
5. Maximum height for all structures in this subdivision shall be in accordance with County regulations regarding zoning and airport land use. This subdivision lies in the Airport Overlay District.

⊙ - PIPE FOUND
▽ - 1/2" BAR FOUND
◇ - 5/8" BAR SET
○ - 1/2" BAR SET

DESCRIPTION

That portion of the NE¼ of the NW¼ and the NW¼ of the NE¼ of Section 8, 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 North line of said NW NE that is S89°01'25"E, 1047.40 feet from the N¼ corner of said Section 8; thence S89°01'25"E, 273.74 feet along said North line to the NE corner of said NW¼ NE¼; thence S00°18'43"E, 988.99 feet along the East line of said NW¼ NE¼; thence N89°01'22"W, 1648.82 feet to the West line of the E½ of the E½ of said NE¼ NW¼; thence N00°25'14"W, 696.06 feet along said West line; thence N68°45'57"E, 460.16 feet; thence N76°21'08"E, 529.13 feet; thence N68°54'49"E, 424.55 feet to the point of beginning. Said portion contains 31.12 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 RHODUS FARMS and shall consist of a total of one (1) lot.

In testimony whereof, David K. Rhodus and Doreen A. Rhodus, husband and wife, have subscribed their names this 4th day of June, 2002.

David K. Rhodus — Doreen A. Rhodus

Be it remembered that on this 4th day of June, 2002, 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 : 2-8-2005 — Notary Public

APPROVALS AND ACCEPTANCES

This plat of RHODUS FARMS has been submitted and considered by the Clay County Planning and Zoning Commission, and is hereby Approved this 8th day of January, 2002.

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 28th day of January, 2002.

County Clerk

Entered on transfer record this ____ day of _____, 2002.

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 the 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: 1-4-02 Signed: Terry M. McCauley
Terry M. McCauley MO PLS # 2745

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 copies.

M & M LAND SURVEYING SERVICE, INC.
700 EAST MAIN STREET
PO BOX 63
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

STATE OF MISSOURI
TERRY M. McCAULEY
MO PLS
2745

SURVEY FOR: DAVID RHODUS
EXCELSIOR SPRINGS, MO.

Date: 12-03-2001 | Field Book: 01-245 | Project #: 01-7833

Cas. F
7/9/02 DM