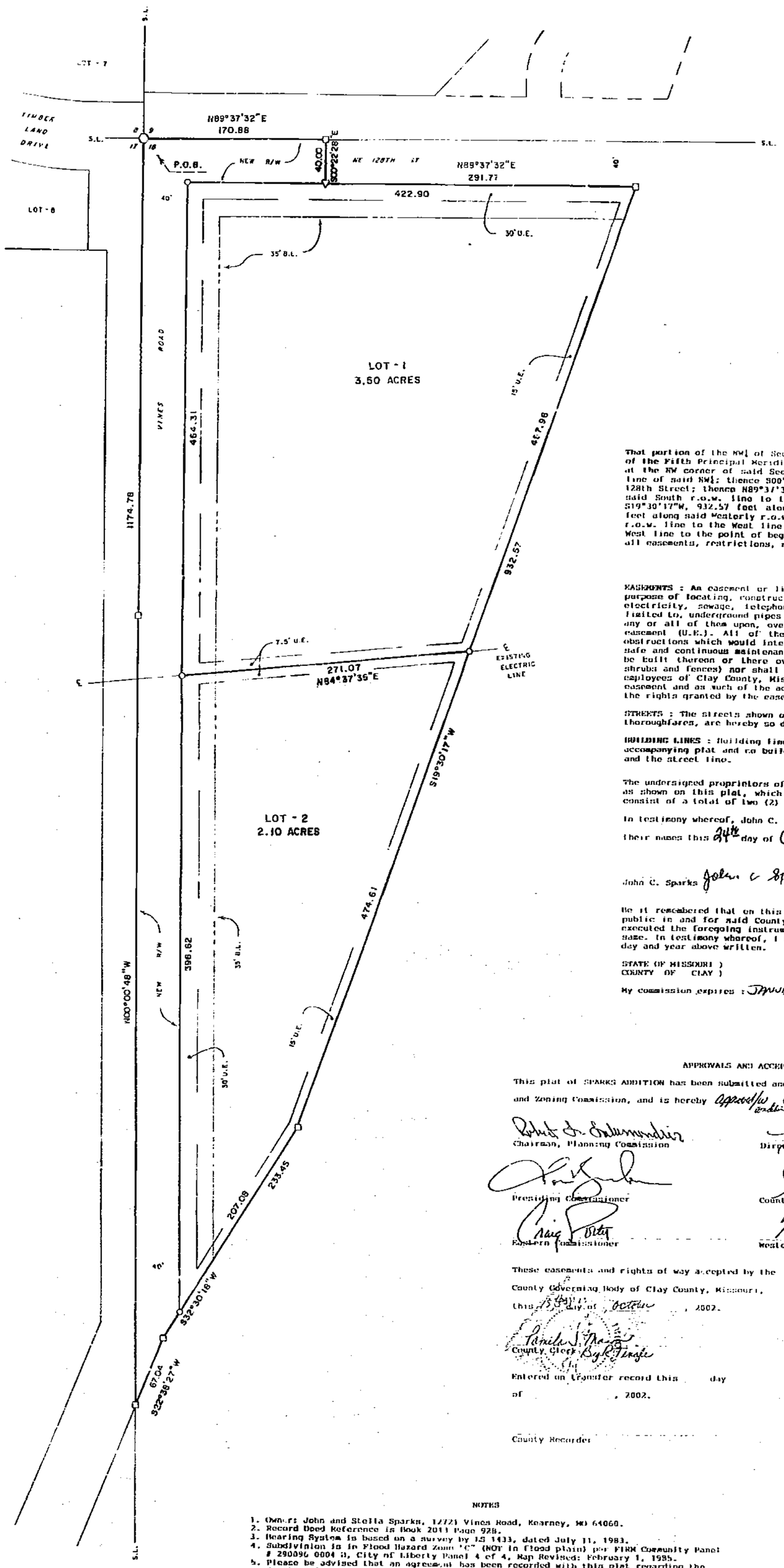
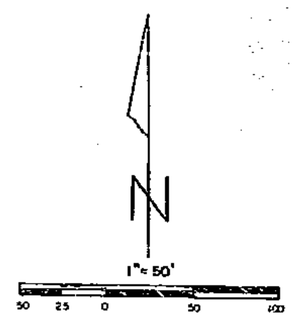
Clay County, Missouri
Land Survey Document

R50610
NOV 22 2002

SPARKS ADDITION

FINAL PLAT





○ - BRASS CAP FOUND

□ - 1/2" BAR FOUND

▽ - R/W MARKER FOUND

O - 1/2" BAR SET

DESCRIPTION

That portion of the NW¼ of Section 16, Township 57 North of the Base Line, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at the NW corner of said Section 16; thence N89°37'32"E, 170.88 feet along the North line of said NW¼; thence S00°22'28"E, 40.00 feet to the South right of way line of NE 128th Street; thence N89°37'32"E, 291.77 feet parallel with said North line and along said South r.o.w. line to the Westerly right of way line of Interstate 35; thence S19°30'17"W, 932.57 feet along said Westerly r.o.w. line; thence S32°30'18"W, 233.45 feet along said Westerly r.o.w. line; thence S22°38'27"W, 67.04 feet along said Westerly r.o.w. line to the West line of said NW¼; thence N00°00'48"W, 1174.78 feet along said West line to the point of beginning. Said portion contains 6.76 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 SPARKS ADDITION and shall consist of a total of two (2) lots.

In testimony whereof, John C. and Stella M. Sparks, husband and wife, have subscribed their names this 24th day of October, 2002.

John C. Sparks — Stella M. Sparks

Be it remembered that on this 24th day of October, 2002, before me, a notary public in and for said County and State, personally appeared the above persons, whom 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 : January 16, 2005 Notary Public

STEPHANIE L. WOOLLARD
Notary Public - Notary Seal
STATE OF MISSOURI
Platte County
My Commission Expires Jan. 16, 2005

APPROVALS AND ACCEPTANCES

This plat of SPARKS ADDITION has been submitted and considered by Clay County Planning and Zoning Commission, and is hereby approved/w/ condition this 6th day of October, 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 15th day of October, 2002.

Pamela J. Mason
County Clerk By R. Finger

Entered on transfer record this day of , 2002.

County Recorder

NOTES

1. Owner: John and Stella Sparks, 12721 Vines Road, Kearney, MO 64060.
2. Record Deed Reference is Book 2011 Page 928.
3. Bearing System is based on a survey by LS 1433, dated July 11, 1983.
4. Subdivision is in Flood Hazard Zone "C" (NOT in Flood plain) per FIRM Community Panel # 290096 0004 B, City of Liberty Panel 4 of 4, Map Revised: February 1, 1995.
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.

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 30-8.020

Date: 10-18-02 Signed: Terry M. McCandless 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.
608 EAST MAIN STREET
PO BOX 23
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

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

SURVEY FOR: JOHN & STELLA SPARKS
KEARNEY , MO.

Date: 7-26-2002 Field Book: 02-264 Project #: 02-6062

http://www.ClayCoGov.com