Clay County, Missouri
Land Survey Document

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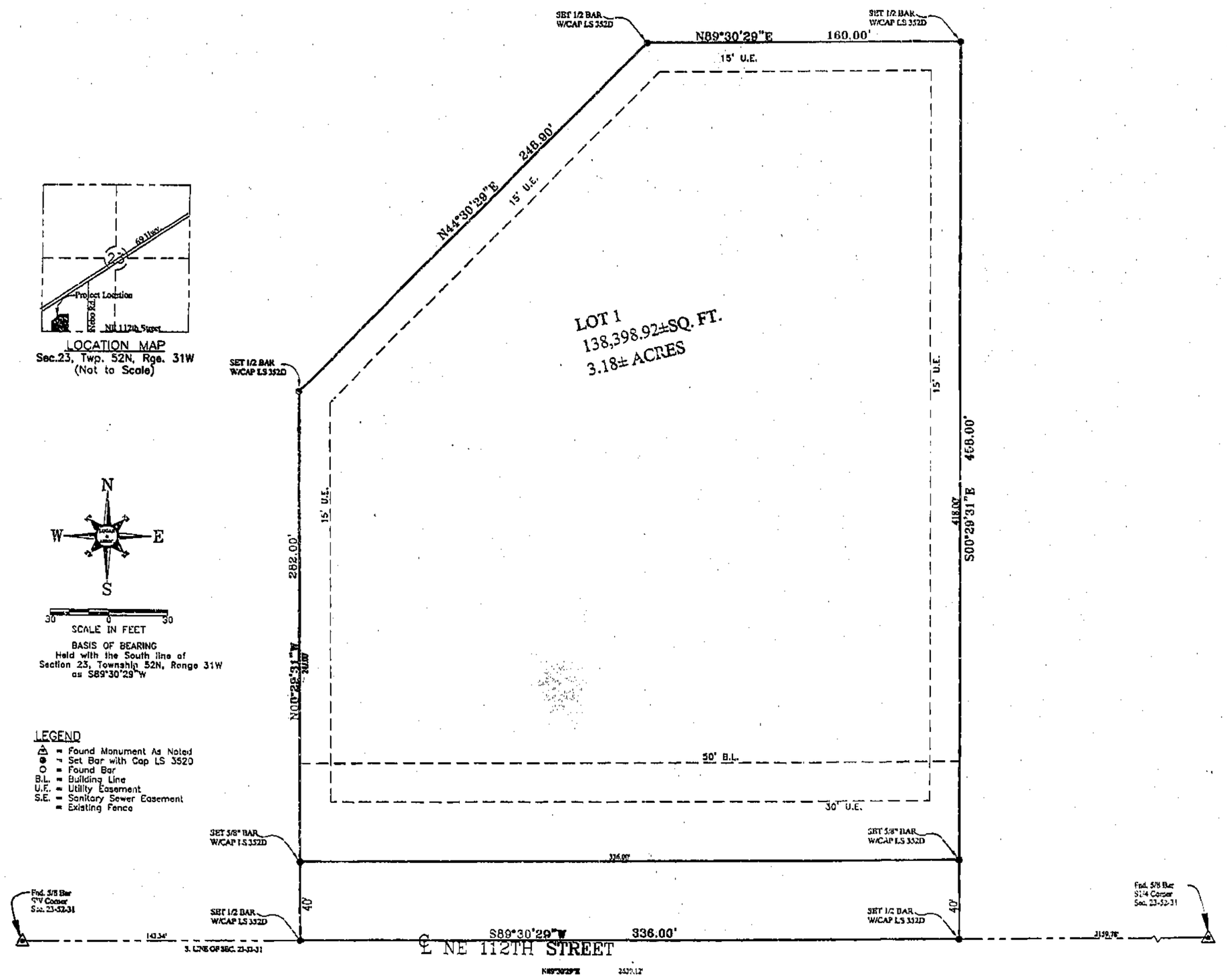
R57187
DEC 23 2002

STATE OF MO.
CLAY COUNTY
02 DEC 23 P 2:02 PM
Cap. Sly-50
AUDITOR / RECORDER
RECORDER OF DEEDS
By: Tandy Melvin
Deputy

FINAL PLAT OF NETH FAMILY FARMHOUSE–LOT 1



LEGAL DESCRIPTION: (LOT 1)

A tract of land located in the Southwest Quarter of Section 23, Township 52 North, Range 31 West, in Clay County, Missouri described as follows:
Commencing at the Southwest corner of said Section 23;
Thence N89°30'29"E along the South line of said Section 23, a distance of 143.34 feet to the Point of Beginning;
Thence N00°29'31"W, a distance of 282.00 feet;
Thence N44°30'29"E, a distance of 248.90 feet;
Thence N89°30'29"E, a distance of 160.00 feet;
Thence S00°29'31"E, a distance of 458.00 feet to a point of the South line of said Section 23;
Thence S89°30'29"W along said South line, a distance 336.00 feet to the Point of Beginning.
Except that part in roads;
Containing 138,398.92 square feet or 3.18 acres more or less;

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.) and a Northland tails dedicated easement. 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 the NETH FAMILY FARMHOUSE and shall consist of one (1) lot.

IN TESTIMONY WHEREOF: Eleanor Haire, member of Neth Family Limited Partnership, has caused these presents to be signed this 9 day of December, 2002.

Eleanor Haire
Eleanor Haire, member

STATE OF MISSOURI)
(SS
COUNTY OF CLAY)

On this 9 day of December 2002, before me appeared Eleanor Haire, member of Neth Family Limited Partnership known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as their free act and deed.

IN TESTIMONY WHEREOF:
I have hereunto set my hand and affixed my seal in Clay County, Missouri, the day and year last above written.

My Commission Expires: 11-22-05

COUNCIL:
This plat of NETH FAMILY FARMHOUSE, LOT 1 has been submitted to approved by the Clay County Commission this 23rd day of December

Chairman — Director

These easements and rights-of-way were accepted by the County Commission of Clay County, Missouri, this 23 day of December 2002

Presiding Commissioner — Counselor

Western District Commissioner — Attest: County Clerk

Eastern District Commissioner

STATE OF MISSOURI
COUNTY OF CLAY) ss

This is to certify that this instrument was filed for record in the Recorder of Deeds Office on the _____ day of _____, 2002, in Cabinet _____ at _____ am/pm o'clock.

Recorder of Deeds

GENERAL SURVEYOR NOTES:
1. Owner of unplatted land: Eleanor Haire, 16012 NE 112TH Street, Liberty, Missouri 64068.
2. Property is zoned zoned R-1A.
3. Record Deed References are Book 2369 at Page 804.
4. Subdivision in Flood Zone "C" per Firm Community Panel #290086-0100A. Effective Date: March 19, 1980.
5. Soil Types are Mexico, Sharpsburg.

THIS SURVEY PREPARED FOR:
Neth Family Limited Partnership
104 Ave
Liberty, Missouri 64068

NETH FAMILY FARMHOUSE
LOT 1

SECTION 23, T52N, R31W
CLAY COUNTY, MISSOURI

THIS SURVEY IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN GREEN INK OF THE CERTIFYING SURVEYOR

I HEREBY CERTIFY: That the plat of NETH FAMILY FARMHOUSE, a 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. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying, and all the platting of subdivisions as established by the Missouri and Land Surveyors Board of Architects, Professional Engineers to the best of my professional knowledge and belief.

OGAN & ASSOCIATES, INC.
Professional Engineers
Professional Land Surveyors
300 N. Church Road, Suite 100
Liberty, Missouri 64068
(816) 781-7626
Fax (816) 781-7483

Job No: 02-2155
Drawing Name: 02-2155-FINAL.dwg
Scale: 1"=30'
Drawn By: Date: 11-2-02
Check By: Date: 11-3-02

Sheet No. 1 OF 1