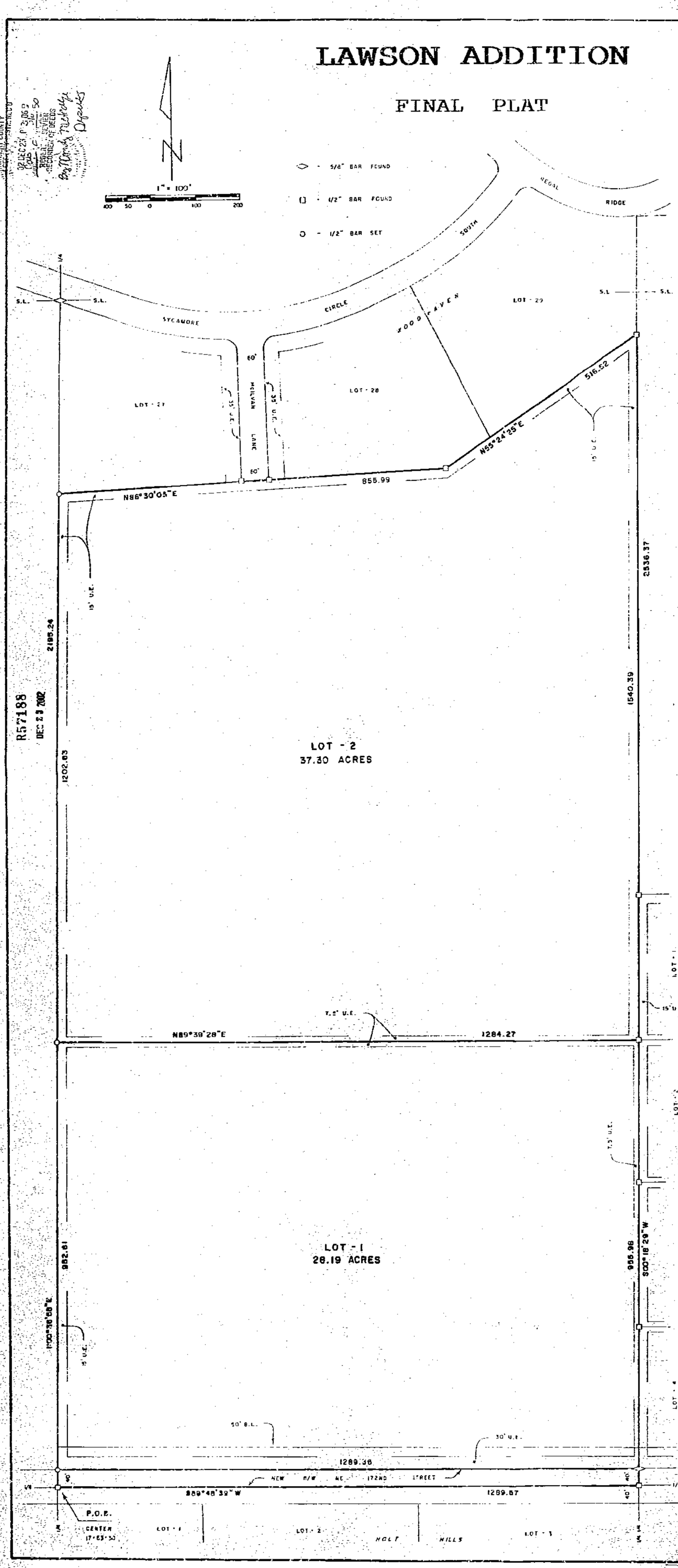
Clay County, Missouri
Land Survey Document

LAWSON ADDITION

FINAL PLAT



DESCRIPTION

That portion of the W½ of the NE¼ of Section 17, Township 53 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at the Center of said Section 17; thence N00°36'58"E, 2195.24 feet along the West line of said W½ NE¼ to the SW corner of Lot 27 in Woodhaven, a recorded subdivision; thence N86°30'05"E, 855.99 feet along the South line of said Lot 27 and along the South line of Lot 28 in said Woodhaven; thence N55°24'25"E, 516.52 feet along the South line of said Lot 28 and along the South line of Lot 29 in said Woodhaven to the SE corner of said Lot 29 and to the East line of said W½ NE¼; thence S00°18'29"W, 2536.37 feet along said East line to the SE corner of said W½ NE¼ and to the SW corner of Hobby Hill, a recorded subdivision; thence S89°48'39"W, 1289.57 feet along the South line of said W½ NE¼ to the point of beginning. Said portion contains 67.07 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 LAWSON ADDITION and shall consist of a total of two (2) lots.

In testimony whereof, Gary and Martha C. Lawson, husband and wife, have subscribed their names this 5th day of Dec., 2002.

Gary Lawson
Gary Lawson

Martha C. Lawson
Martha C. Lawson

Be it remembered that on this 5th day of December 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.

Sharon L. Fry
Notary Public

My commission expires : 9-30-2003

APPROVALS AND ACCEPTANCES

This plat of LAWSON ADDITION has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 5th day of Dec., 2002.

Chairman, Planning Commission

Director, Planning Commission

Presiding Commissioner

Western Commissioner

Eastern Commissioner

County Counselor

These easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri this 22 day of Dec., 2002.

County Clerk

Entered for record this ___ day of ___, 2002.

County Recorder

NOTES

1. Owner/Developer: Gary and Martha Lawson, 23608 NE 172nd St, Kearney, MO 64060.
2. Record Deed Reference is Book 3746 Page 839.
3. Bearing System is based on the recorded plat of Hobby Hill, Cabinet "K" Sleeve 94.
4. Subdivision is in Flood Hazard Zone "C" (NOT in a flood plain) per FIRM Community Panel # 290086 0050 B, Map Dated: February 17, 1989.
5. Maximum height for all structures in this subdivision shall be in accordance with County regulations regarding zoning and airport land use.

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 that 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, Professional Land Surveyors, effective December 30, 1994. 4 CSR 30-6.070

Date: 12-4-02 Signed: Terry M. McCallister

If this document does not have an embossed seal, it should be assumed it contains preliminary or draft alterations. The certification contained on this document shall not apply to any copies.

M & M LAND SURVEYING SERVICE, INC.
605 EAST MAIN STREET
PO BOX 58
RICHMOND, MO 64085
PHONE (816) 776-5343
FAX (816) 470-5343

STATE OF MISSOURI — TERRY M. McCALLISTER — MEMBER 5343 — PROFESSIONAL LAND SURVEYOR

SURVEY FOR: GARY LAWSON, KEARNEY, MO.

Date: 11-18-2002 | Field Book: 02-239 | Project #: 02-8187

http://www.ClayCoGov.com