Clay County, Missouri
Land Survey Document

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R71014

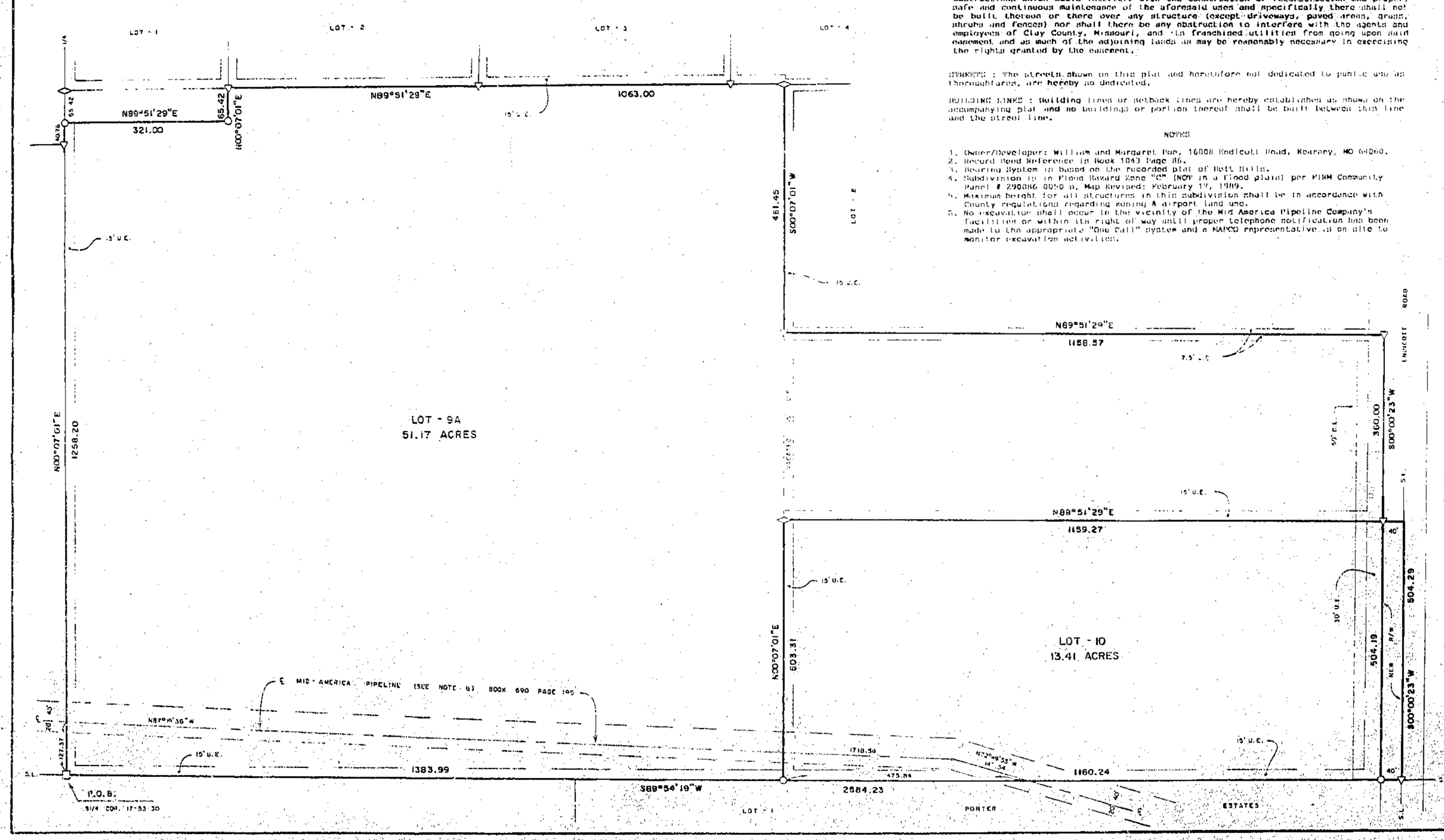
STATE OF MO
I CERTIFY INSTR. REC'D
2003 FEB 25 P 2:03
Book F Page 57
ROBERT T SEMPER
RECORDER OF DEEDS
By Nancy Retrage Deputy

HOLTS HILLS 2ND PLAT

FINAL PLAT

□ - STONE FOUND
◇ - 5/8" BAR FOUND
▽ - 1/2" BAR FOUND
○ - 1/2" BAR SET

1" = 100'
100 50 0 100 200



DESCRIPTION

All of Lot 9 in Holt Hills and that portion of the S½ of the SW¼ of Section 17, Township 53 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as a whole as follows: Beginning at the SE corner of said Section 17; thence N00°07'01"W, 1258.20 feet along the West line of said S½ SW¼; thence N89°51'29"E, 321.00 feet parallel with the North line of said S½ SW¼; thence N00°07'01"W, 65.42 feet parallel with said West line to said North line and to the SW corner of Lot 1 and the SW corner of Lot 2 in Holt Hills; thence N89°51'29"E, 1063.00 feet along said North line and along the South line of Lot 2, Lot 3 and Lot 4 in Holt Hills to the NW corner of Lot 8 in Holt Hills; thence S00°07'01"W, 461.45 feet parallel with said West line to the SW corner of Lot 8 and the NW corner of Lot 9 in Holt Hills; thence N89°51'29"E, 1158.57 feet parallel with said North line to the SE corner of Lot 8 and the NE corner of Lot 9 in Holt Hills and the Westerly right of way line of Knollcroft Road; thence S00°00'23"W, 360.00 feet parallel with the East line of said S½ SW¼ and along said r.o.w. line to the SE corner of Lot 9 in Holt Hills; thence N89°51'29"E, 40.00 feet along the South line of Holt Hills to said East line; thence S00°00'23"W, 504.29 feet along said East line to the SE corner of said Section 17; thence S89°54'19"W, 2584.23 feet along the South line of said S½ SW¼ to the point of beginning. Containing 65.05 acres and 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 are hereunto dedicated, 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.

NOTES

1. Owner/Developer: William and Margaret Poe, 16008 Knollcroft Road, Kearney, MO 64060.
2. Record Bond Reference in Book 1043 Page 86.
3. Bearing System is based on the recorded plat of Holt Hills.
4. Subdivision is in Flood Hazard Zone "C" (NOT in a flood plain) per FIRM Community Panel # 290086 0050 B, Map Revised: February 17, 1989.
5. Maximum height for all structures in this subdivision shall be in accordance with County regulations regarding zoning & airport land use.
6. No excavation shall occur in the vicinity of the Mid America Pipeline Company's facilities or within the right of way until proper telephone notification has been made to the appropriate "One Call" system and a MAPCO representative is on site to monitor excavation activities.

OWNERS DEDICATION

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 HOLTS HILLS 2ND PLAT and shall consist of a total of two (2) lots.

In testimony whereof, William J. Poe and Margaret Poe, husband and wife, have subscribed their names this 17 day of January, 2003.

William J. Poe

Margaret Poe

Be it remembered that on this 17 day of January, 2003, 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 Arizona)
COUNTY OF Maricopa)

Notary Public

My commission expires: 4-30-06

JESSICA BEECE
Notary Public - Arizona
Maricopa County
Expires 04/30/06

APPROVALS AND ACCEPTANCES

This plat of HOLTS HILLS 2ND PLAT has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby _____ this _____ day of _____, 2003.

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 18 day of March, 2003.

County Clerk

Entered on transfer record this _____ day of _____, 2003.

County Recorder

Book F
3/10/03 LM

SURVEYORS 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: 1-14-03 Signed: Terry M. McCanless 816-632-2143

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.
406 EAST MAIN STREET
PO BOX 63
RICHMOND, MO 64085
PHONE (816) 776-5343
FAX (816) 470-6343

STATE OF MISSOURI
TERRY M. McCANLESS
NUMBER 2143
PROFESSIONAL LAND SURVEYOR

SURVEY FOR: BILL POE
KEARNEY, MO.

Date: 11-8-2002 | Field Book: 02-257 | Project #: 02-8177