Clay County, Missouri
Land Survey Document

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PIBURN ADDITION 2003

FINAL PLAT

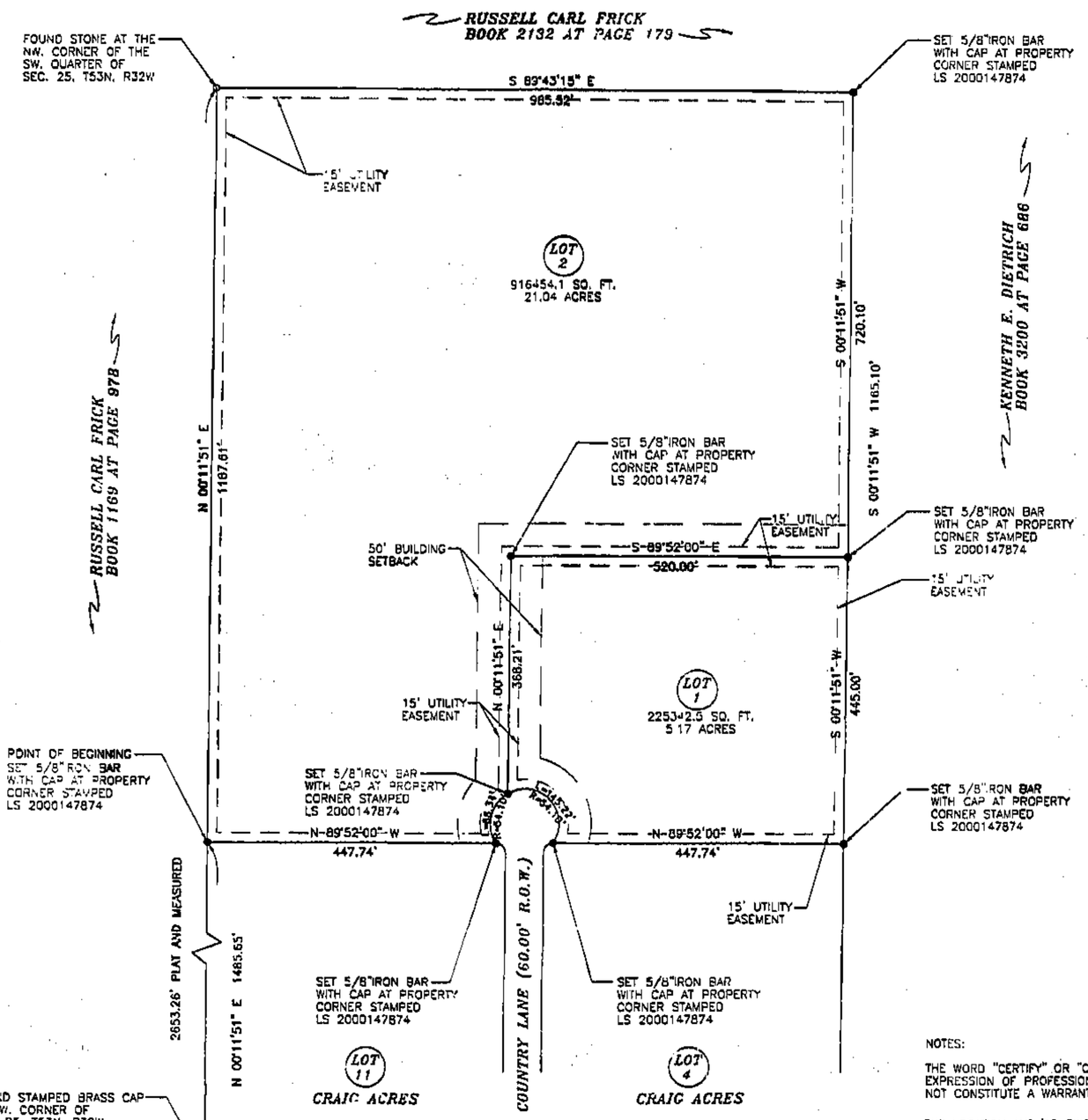
A MINOR SUBDIVISION OF LAND, IN CLAY COUNTY, MISSOURI

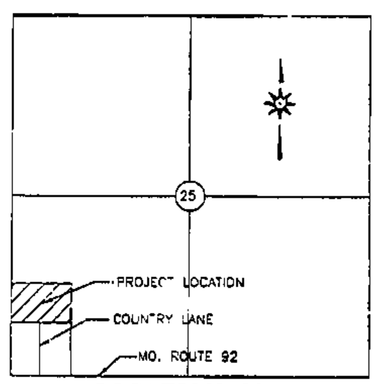
R83171

STATE OF MO
CLAY COUNTY
CONTROL NUMBER 2003
2003 APR 15 AM 10:03
BOOK F PAGE 61
ROBERT G. SEVIER
RECORDER OF DEEDS
By Wanda Michaels
Deputy

0' 120' 240' 360'

PROPERTY DESCRIPTION:
ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 53, RANGE 32, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID QUARTER SECTION, SAID POINT BEING NORTH 0°11'51" EAST, A DISTANCE OF 1485.65 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 25 THENCE NORTH 0°11'51" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 1167.61 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89°43'15" EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 985.52 FEET TO THE NORTHEAST CORNER OF THE WEST 60 ACRES OF THE WEST ONE HALF OF SAID QUARTER SECTION; THENCE SOUTH 0°11'51" WEST ALONG THE EAST LINE OF SAID 60 ACRES, A DISTANCE OF 1165.10 FEET TO THE NORTHEAST CORNER OF LOT 4, CRAIG ACRES, A SUBDIVISION OF LAND IN CLAY COUNTY, MISSOURI; THENCE NORTH 89°52'00" WEST ALONG SAID NORTH LINE OF CRAIG ACRES, A DISTANCE OF 447.74 FEET TO A POINT WHICH IS THE BEGINNING OF A CUL-DE-SAC; THENCE NORTH 56°11'30" WEST TO SAID CENTER OF CUL-DE-SAC HAVING A RADIUS OF 54.10 FEET, A LENGTH OF 233.56 FEET AND A CENTRAL ANGLE OF 247°21'24" WHICH TIES BACK TO THE NORTH LINE OF SAID CRAIG ACRES; THENCE NORTH 89°52'00" WEST ALONG SAID NORTH LINE, A DISTANCE OF 447.74 FEET TO THE POINT OF BEGINNING.





LOCATION MAP
25-53-32
NOT TO SCALE

DEVELOPMENT PROPOSED BY:
FRANK L. AND PATRICIA L. PIBURN
15421 COUNTRY LANE
KEARNEY, MISSOURI 64060
816-628-9926

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 AND LAND SURVEYORS, EFFECTIVE SEPTEMBER, 2000. 4 CSR 30-16.030

Prepared By
NELSON LAND SURVEYING INC.
PO BOX 47 Kearney, Mo. 64060 (816)903-2500
Email address: nelsonlandsurveying@email.com

DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "PIBURN ADDITION 2003" A SUBDIVISION OF LAND IN CLAY COUNTY, MISSOURI.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO CLAY COUNTY, MISSOURI, TO LOCATE, CONSTRUCT, AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE, AND USE OF CONDUITS FOR ALL AND ANY PURPOSE; WATER, GAS, SANITARY AND STORM SEWERS, POLES, SIGNS, WIRES AND ANCHORS, OR ALL OR ANY OF THEM, OVER, UNDER, AND ALONG THE STRIPS OF LAND OUTLINED ON THIS PLAT AND DESIGNATED BY THE WORDS "UTILITY EASEMENT, DRAINAGE EASEMENT, MONUMENT EASEMENT.

STREETS: THE STREET SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETORS OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 11th DAY OF April, 2003.

PIBURN ADDITION 2003

FRANK PIBURN PATRICIA PIBURN

STATE OF MISSOURI }
COUNTY OF CLAY } S.S.

BE IT REMEMBERED THAT IN THIS 11th DAY OF April, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME Frank & Patricia Piburn TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES 7/26/03 NOTARY PUBLIC PRINT NAME

THIS PLAT OF PIBURN ADDITION 2003 HAS BEEN SUBMITTED TO AND APPROVED BY THE CLAY COUNTY PLANNING COMMISSION THIS 8th DAY OF April 2003.

COUNSELOR CHAIRMAN DIRECTOR

THESE EASEMENTS AND RIGHT OF WAYS ACCEPTED BY THE COUNTY GOVERNING BODY OF CLAY COUNTY, MISSOURI, THIS 14th DAY OF April, 2003.

ATTEST: COUNTY CLERK PRESIDING COMMISSIONER WESTERN DISTRICT COMMISSIONER EASTERN DISTRICT COMMISSIONER

STATE OF MISSOURI
COUNTY OF CLAY) S.S.

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE ON THE____ DAY OF_____, 2003.

IN CABINET_____, SLEEVE_____A_____PM/AM O'CLOCK.

DEPUTY RECORDER OF DEEDS

MICHAEL A. NELSON, MO. L.S. NO. 2000147874

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

NOTES:

THE WORD "CERTIFY" OR "CERTIFICATION": AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THE LOCATION AND/OR EXISTANCE OF UTILITY SERVICE LINES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY NELSON LAND SURVEYING INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

BASIS OF BEARINGS: THE RECORDED PLAT OF CRAIG ACRES, CLAY COUNTY, MISSOURI.

FINAL PLAT		
DRAWN	DATE	FOR:
MAN	03/17/03	FRANK
APPROVED	DATE	AND PATRICIA
NLS	04/08/03	PIBURN
SCALE	SHEET	PROJECT NO.
1" = 120'	1 of 1	2002158