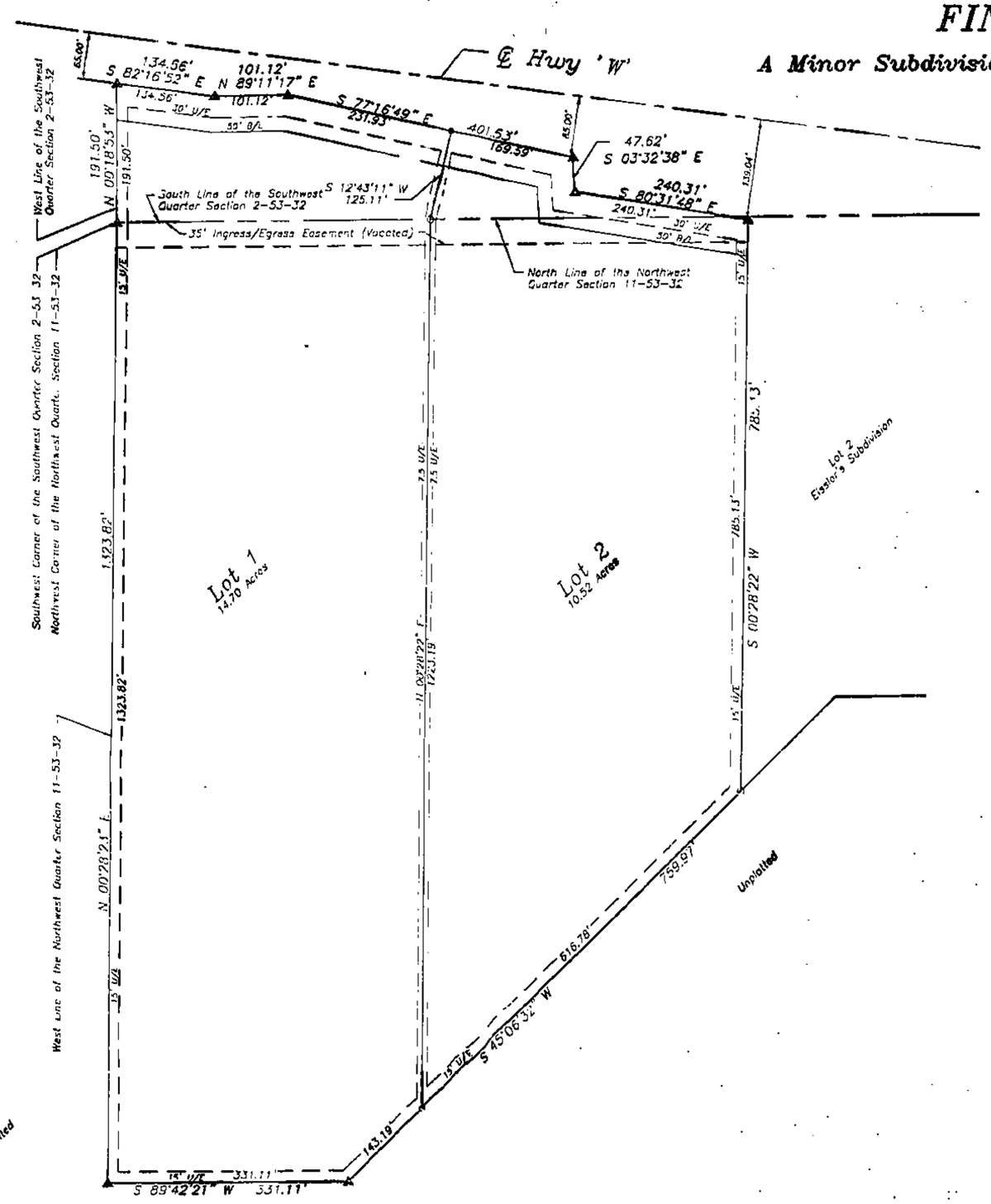
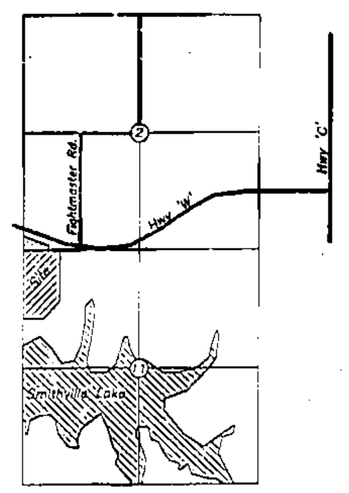
Clay County, Missouri
Land Survey Document

CHILDS ADDITION 2003

FINAL PLAT

A Minor Subdivision in Clay County, Missouri





SEC. 2, and 11-53-32

Location Map

I hereby certify: that the plat of CHILDS ADDITION 2003 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, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 3-12-03 SAM ANTHONY AYLETT, LS-2074

STATE OF MISSOURI SAM ANTHONY AYLETT NUMBER LS-2074 REGISTERED LAND SURVEYOR

SCALE: 1" = 60'
60 30 0 60

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Easement
L/E = Landscape Easement
P/E = Pedestrian Easement
△ Denotes Existing Monument
▲ Denotes Monument to be set after construction of Utilities and Streets.
● Denotes 1/2" Rebars to be Set with Plastic Caps #2074
○ Denotes Existing Bar

STATE OF MO.
CLAY COUNTY
RECORDER'S INSTR. REC'D
2003 APR 15 AM 11:19
Cab F No 73
ROCKIE F. SEVERN
By Mandy McKaig Deputy

R83179

Legal Description:
All that part of Sections 2 and 11, Township 53, Range 32, Clay County, Missouri, described as follows: Beginning at the Southwest corner of the Southwest Quarter of said Section 2, also being the northwest corner of the northwest Quarter of said Section 11; thence North 00 degrees 18 minutes 53 seconds West along the West line of the Southwest Quarter of said Section 2, a distance of 191.50 feet to the southerly right-of-way line of Missouri State highway "W"; thence South 82 degrees 16 minutes 32 seconds East along said right-of-way line, a distance of 134.96 feet; thence continuing along said right-of-way line North 89 degrees 11 minutes 17 seconds East, a distance of 101.12 feet; thence continuing along said right-of-way line South 77 degrees 16 minutes 49 seconds East, a distance of 401.53 feet; thence continuing along said right-of-way line South 03 degrees 32 minutes 38 seconds East, a distance of 47.62 feet; thence continuing along said right-of-way line South 00 degrees 31 minutes 48 seconds East, a distance of 240.31 feet to the Westerly line of Lot 2, EASTOR'S SUBDIVISION, a subdivision of land in Clay County, Missouri; thence South 00 degrees 28 minutes 22 seconds West along the westerly line of said Lot 2, a distance of 785.13 feet to the Southwest corner of said Lot 2; thence South 45 degrees 06 minutes 32 seconds West, a distance of 759.97 feet; thence South 89 degrees 42 minutes 21 seconds West, a distance of 331.11 feet to the West line of the Northwest Quarter of said Section 11; thence North 00 degrees 28 minutes 24 seconds East along the West line of the Northwest Quarter of Section 11, a distance of 1323.82 feet to the Point of Beginning. Said tract contains 25.22 Acres, more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "CHILDS ADDITION 2003".

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 thereover any structures (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 reasonable necessary in exercising the rights granted by the easement.

STREETS: Streets shown on this plat and not heretofore 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 building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF: The undersigned proprietor has hereunto set his hands this March day of 21 2003.

Michael A. Childs

STATE OF MISSOURI
COUNTY OF Clay } s.s.

Be it remembered that on this 21 day of March 2003, before me, a Notary Public in and for said County and State, came Michael A. Childs 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 notarial seal at my office in Clay County, Missouri on the day and year last written.

MY COMMISSION EXPIRES: 7/29/05

CYNTHIA A. ROY
Notary Public - Notary Seal
STATE OF MISSOURI, Clay County
My Commission Expires: July 29, 2005

NOTARY PUBLIC

This plat of CHILDS ADDITION 2003 has been submitted to and approved by the Clay County Planning Commission this 12th day of March, 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 ____ at _____ Pull All O'Clock.

DEPUTY RECORDER OF DEEDS

Cab F
#1195 PM

FINAL PLAT
CHILDS ADDITION 2003
CLAY COUNTY, MISSOURI

Aylett, Flowers Survey & Engineering Company
201 NW Parkvillo Street - Gladstone, Missouri 64118-1621
Phone: (816) 436-0752 - www.afsec.com - Fax: (816) 436-0757
Land Surveying - Civil Engineering - Land Planning

Prepared For:
Mike Childs
8823 HIGHWAY "W"
TRIMBLE, MO 64492

Drawn By: DCV | File Name: 40771FPA | SEC: 2,11-53-32 | Date: March 14, 2003 | Job No: 40771

http://www.ClayCoGov.com