Clay County, Missouri
Land Survey Document

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Pg 9164

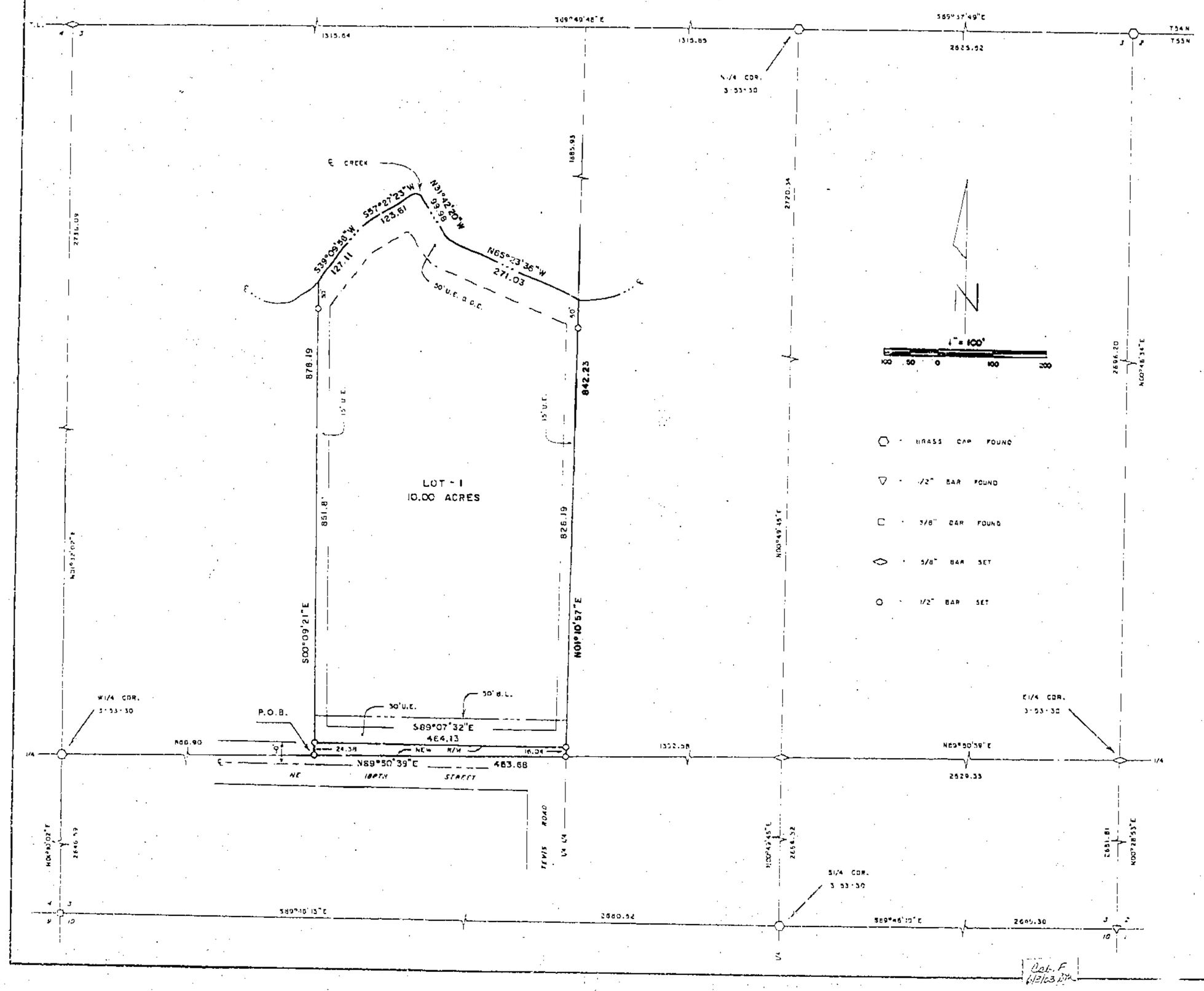
WESTFALL ADDITION 2003

FINAL PLAT

A Minor Subdivision in Clay County, Missouri

NOTES

1. Owner: Westfall Brothers LLC, & Mike Westfall, PO Box 418050, Kansas City, MO 64141.
2. Record Deed Reference is Book 3850 Page 980.
3. Bearing System is based on Roberts acres, recorded at Plat Book 20 Page 63.
4. Subdivision is in Flood Hazard Zone "C" (NOT in a flood plain) per FIRM Community Panel # 290085 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 and airport land use.



DESCRIPTION

That portion of the SW¼ of the NW¼ of Section 3, Township 53 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at a point on the South line of said SW¼ NW¼ that is S89°50'39"E, 868.90 feet from the W¼ corner of said Section 3; thence N89°50'39"E, 483.68 feet along said South line to the SE corner of said SW¼ NW¼; thence N01°10'57"E, 842.23 feet to the centerline of a creek; thence N65°23'36"W, 271.03 feet along said centerline; thence N31°42'20"W, 99.98 feet along said centerline; thence S57°27'23"W, 123.61 feet along said centerline; thence S39°09'56"W, 127.11 feet along said centerline; thence S00°09'21"E, 876.19 feet to the point of beginning. Said portion contains 10.22 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 WESTFALL ADDITION 2003 and shall consist of a total of one (1) lot.

In testimony whereof, William P. Westfall of Westfall Brothers, LLC, have subscribed his name this 24 day of April, 2003.

William P. Westfall

Be it remembered that on this 24th day of April, 2003, 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.

STATE OF MISSOURI)
COUNTY OF CLAY)

My commission expires : 3/28/2007

Notary Public

SHARON LIVEY
Clay County
My Commission Expires
March 28, 2007

APPROVALS AND ACCEPTANCES

This plat of WESTFALL ADDITION 2003 has been submitted and considered by the Clay County Planning & Zoning Commission, and is hereby Approved this 8th day of April, 2003.

Chairman, Planning Commission

Director, Planning Commission

Presiding Commissioner

County Counselor

Eastern Commissioner

Western Commissioner

These easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri, this 28th day of April, 2003.

County Clerk

Filed on transfer record this ____ day of _____, 2003.

County Recorder

891688

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, Land Surveyors, effective December 30, 1994, 4 CSR 30-8.020.

Date: 4-23-03 Signed: Terry M. McCandless MO REG. # 2143

If this document does not have an embossed seal, it should be considered to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

M & M LAND SURVEYING SERVICES, INC
808 EAST MAIN STREET
PO BOX 23
RICHMONDO, MO 64085
PHONE (816) 776-0343
FAX (816) 470-8343

STATE OF MISSOURI
TERRY M. McCANDLESS
NUMBER 2143

SURVEY FOR: MIKE WESTFALL
KANSAS CITY, MO.

3-4-2003 Field Book: DX-261 Project #: 03-0304