Clay County, Missouri
Land Survey Document

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NOLAND ADDITION 2003

FINAL PLAT

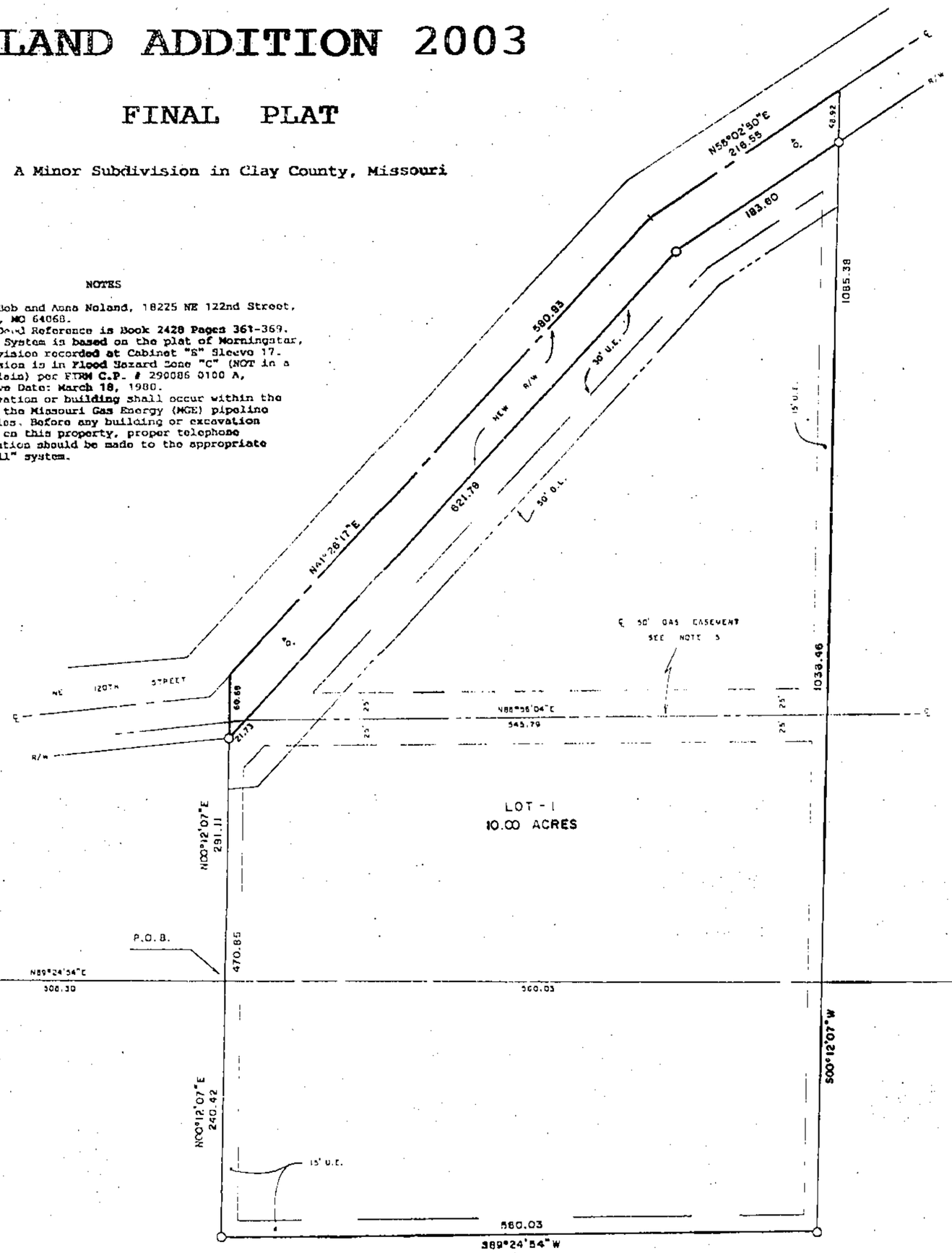
A Minor Subdivision in Clay County, Missouri

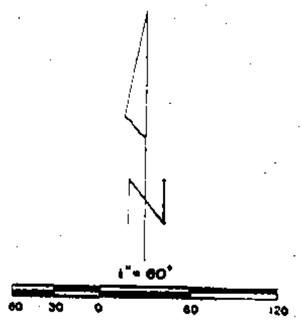
R94032

STATE OF MO.
RECORDED
I CERTIFY THIS RECD
2003 MAY 28 A 9:02
CRS F SW 90
BOOK PAGE
ROBERT T. SPIVEY
RECORDER OF DEEDS
by Jessica Gallo
Deputy

NOTES

1. Owner: Bob and Anna Noland, 18225 NE 122nd Street, Liberty, MO 64068.
2. Record Deed Reference is Book 2428 Pages 361-369.
3. Bearing System is based on the plat of Morningstar, a subdivision recorded at Cabinet "S" Sleeve 17.
4. Subdivision is in Flood Hazard Zone "C" (NOT in a flood plain) per FIRM C.P. # 290086 0100 A, Effective Date: March 18, 1980.
5. No excavation or building shall occur within the area of the Missouri Gas Energy (MGE) pipeline facilities. Before any building or excavation is done on this property, proper telephone notification should be made to the appropriate "One Call" system.





⊗ - 2" PIPE FOUND

▽ - BRASS CAP FOUND

○ - 1/2" BAR SET

DESCRIPTION

Those portions of the SW¼ of the SW¼ of Section 14 and the NW¼ of the NW¼ of Section 23, all in Township 52 North of the Base Line, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as a whole as follows: Beginning at a point on the South line of said SW¼ SW¼ (also the North line of said NW¼ NW¼) that is N89°24'54"E, 308.30 feet from the SW corner of said Section 14 (also the NW corner of said Section 23); thence N00°12'07"E, 291.11 feet parallel with the West line of said NW¼ NW¼ to the centerline of NE 120th Street; thence N41°26'17"E, 580.93 feet along said centerline; thence N58°02'50"E, 216.55 feet along said centerline; thence S00°12'07"W, 1085.38 feet parallel with said West line; thence S89°24'54"W, 560.03 feet parallel with said North line (also said South line); thence N00°12'07"E, 240.42 feet parallel with said West line to the point of beginning. Said portions contain 10.74 acres and are 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 NOLAND ADDITION 2003 and shall consist of a total of one (1) lot.

In testimony whereof, Robert T. Noland and Anna M. Noland, husband and wife, have subscribed their names this 19 day of May, 2003.

Robert T. Noland

Anna M. Noland

Be it remembered that on this 19 day of May, 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 MISSOURI)
COUNTY OF CLAY)

My commission expires : July 29, 2003

Notary Public

APPROVALS AND ACCEPTANCES

This plat of NOLAND ADDITION 2003 has been submitted and considered by the Clay County Planning and Zoning Commission, and is approved this 13th day of May, 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 27th day of May, 2003.

County Clerk

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

County Recorder

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 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: 5-05-03 Signed: Terry M. McCanless MO REG. # 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.
806 EAST MAIN STREET
PO BOX 63
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

STATE OF MISSOURI
TERRY M. MCCANLESS
NUMBER 2143
LAND SURVEYOR

SURVEY FOR: BOB NOLAND
LIBERTY, MO.

Date: 4-9-2003 | Field Book: 03-283 | Project #: 03-8347

Cab. F
Pl. 63 DM