Clay County, Missouri
Land Survey Document

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S44683

STATE OF MISSOURI
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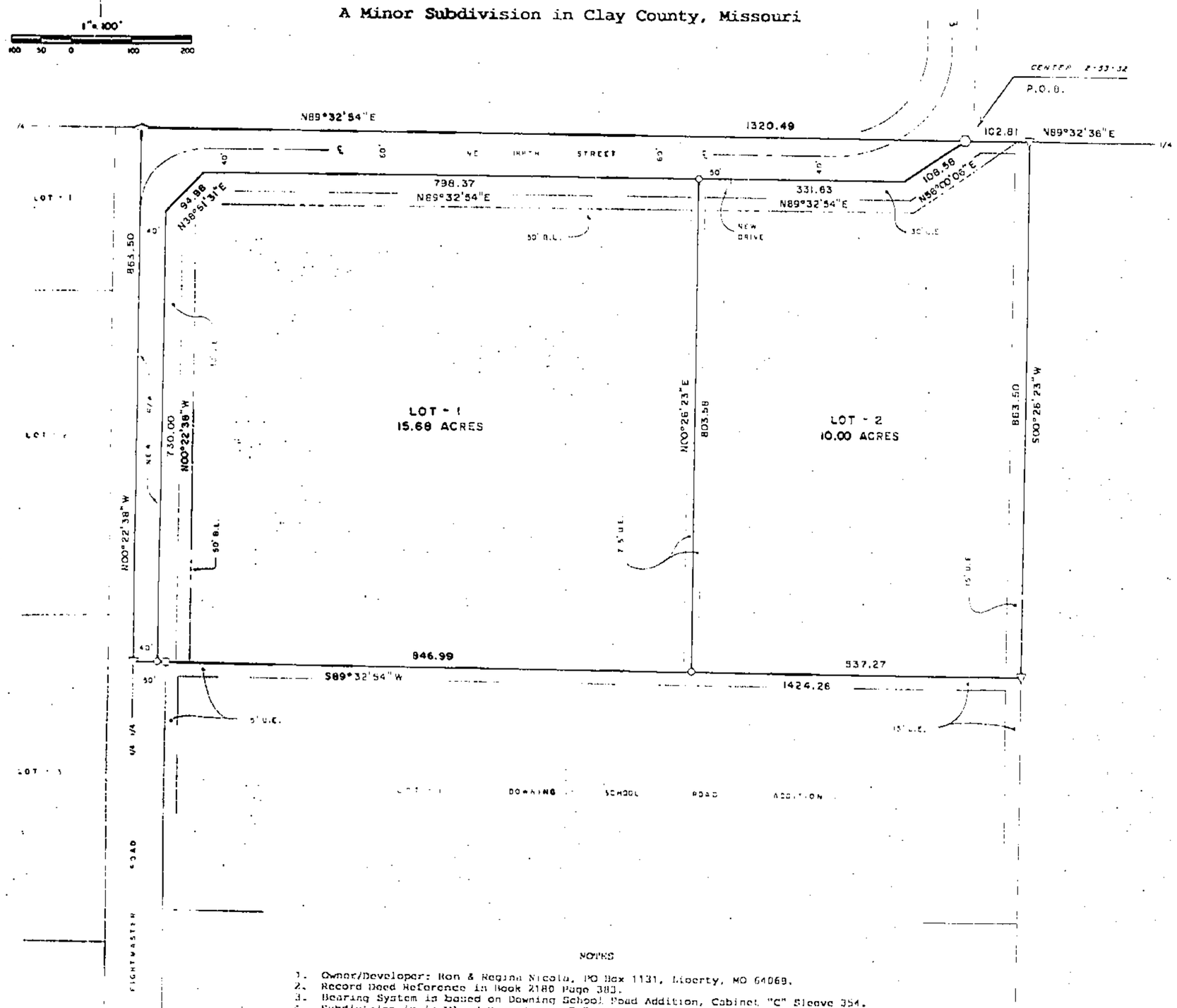
By Mindy Nathaly Deputy

NICOLA ADDITION 2003

FINAL PLAT

A Minor Subdivision in Clay County, Missouri

- USCE MONUMENT FOUND
- BRASS CAP FOUND
- 5/8" BAR FOUND
- 1/2" BAR FOUND
- 1/2" BAR SET



NOTES

1. Owner/Developer: Ron & Regina Nicola, PO Box 1131, Liberty, MO 64069.
2. Record Deed Reference in Book 2180 Page 383.
3. Bearing System is based on Downing School Road Addition, Cabinet "C" Sleeve 354.
4. Subdivision is in Flood Hazard Zone "C" (NOT in a flood plain) per FIRM Community Panel # 290086 0025 A, Effective Date : March 18, 1980.

DESCRIPTION

That portion of the S½ of Section 2, Township 53 North of the Base Line, Range 32 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at the Center of said Section 2; thence N89°32'36"E, 102.81 feet along the North line of said S½; thence S00°26'23"E, 863.50 feet; thence S89°32'54"W, 1424.26 feet to the West line of the E½ of the SW¼ of said Section 2; thence N00°22'38"W, 863.50 feet to the NW corner of said E½ SW¼; thence N89°32'54"E, 1320.49 feet along said North line to the point of beginning. Said portion contains 28.22 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 NICOLA ADDITION 2003 and shall consist of a total of two (2) lots.

In testimony whereof, Ronnie W. Nicola and Regina L. Nicola, husband and wife, have subscribed their names this 9th day of December, 2003.

Ronnie W. Nicola — Regina L. Nicola

Be it remembered that on this 9th day of December, 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 : 8-2-07 — Notary Public

REBECCA TODD
Clay County
My Commission Expires
August 2, 2007

APPROVALS AND ACCEPTANCES

This plat of NICOLA ADDITION 2003 has been submitted to and considered by Clay County Planning and Zoning Commission, and is hereby Approved this 9th day of September, 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 14th day of October, 2003.

County Clerk

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

County Recorder

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: 11-25-03 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.
808 EAST MAIN STREET
PO BOX 163
RICHMOND, MO 64085
PHONE (816) 776-6143
FAX (816) 470-8343

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

SURVEY FOR: RON NICOLA, LIBERTY, MO.

Date: 11-25-2003 | Field Book: 01-246 | Project #: 01-7301