Clay County, Missouri
Land Survey Document

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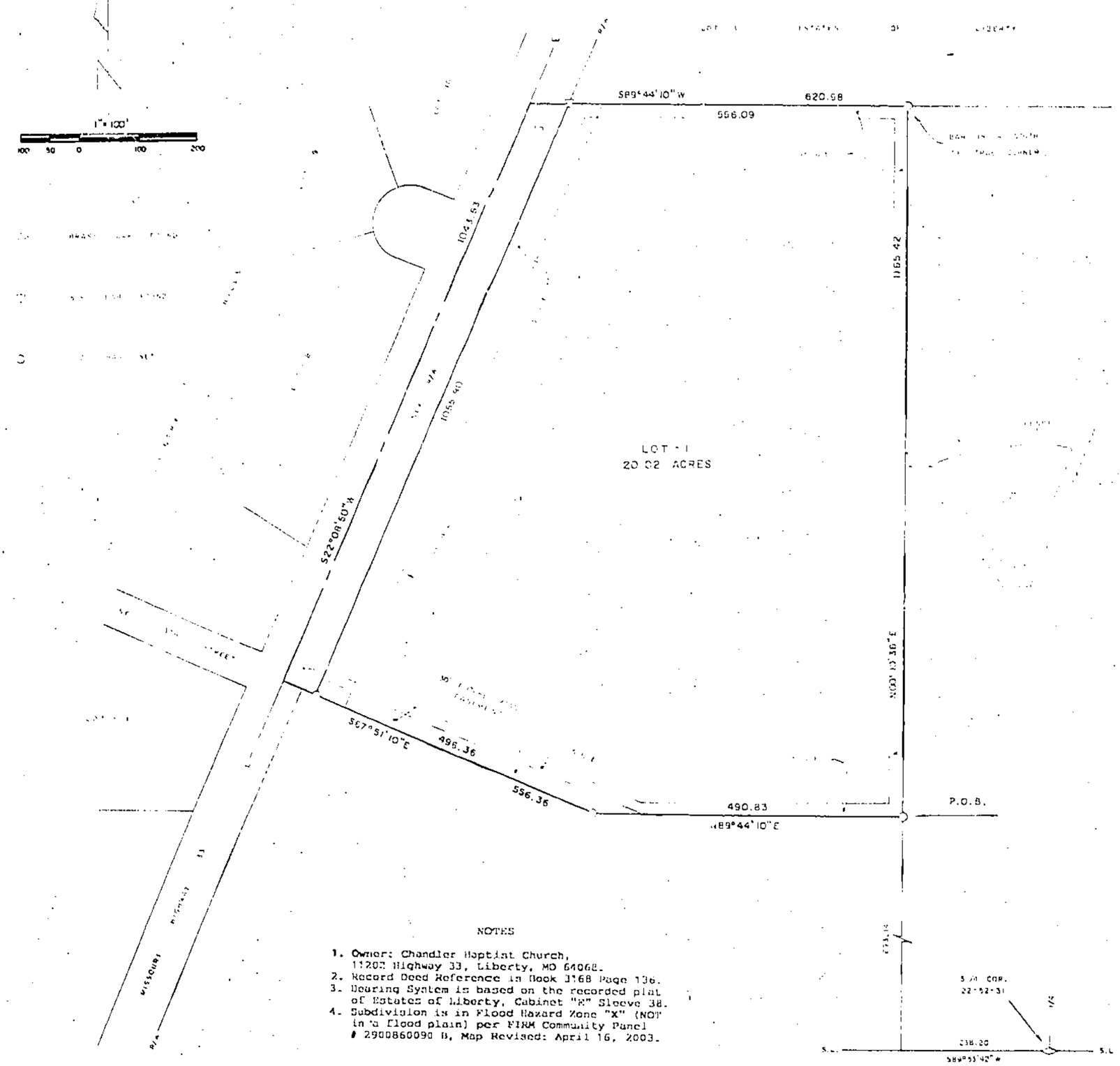
Clay County
Recorder of Deeds
2003 JAN 23 A 10:14 B
Date
Book F
Page 10
Robert T. Herrin
Recorder of Deeds
Clay County, Missouri
by Jessica Zaue
Deputy

CHANDLER BAPTIST CHURCH

FINAL PLAT



NOTES

1. Owner: Chandler Baptist Church, 11203 Highway 33, Liberty, MO 64068.
2. Record Deed Reference in Book 3168 Page 136.
3. Bearing System is based on the recorded plat of Estates of Liberty, Cabinet "X" Sleeve 38.
4. Subdivision is in Flood Hazard Zone "X" (NOT in a flood plain) per FIRM Community Panel # 2900860090 B, Map Revised: April 16, 2003.

DESCRIPTION

That portion of the S½ of the SW¼ of Section 22, Township 52 North of the Base Line, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Commencing at the S¼ corner of said Section 22; thence S89°53'42"W, 238.20 feet along the South Line of said Section 22; thence N00°10'36"E, 693.14 feet parallel with the East line of said SW¼ to the true point of beginning of the land herein described; thence N00°10'36"E, 1165.42 feet parallel with said East line to the South line of Estates of Liberty; thence S89°44'10"W, 620.98 feet along said South line to the centerline of Missouri Highway 33; thence S22°08'50"W, 1043.53 feet along said centerline; thence S67°51'10"E, 556.36 feet; thence N89°44'10"E, 490.83 feet to the point of beginning. Said portion contains 21.46 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 CHANDLER BAPTIST CHURCH and shall consist of a total of one (1) lot.

In testimony whereof, Thomas R. Dunn (President & Pastor) and Anna Hedgpeth (Clerk) of The Chandler Baptist Church have subscribed their names this 16 day of November 2003.

Thomas R. Dunn — Anna Hedgpeth

Be it remembered that on this 16th day of November, 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 : March 26, 2006 — Notary Public

APPROVALS AND ACCEPTANCES

The plat of CHANDLER BAPTIST CHURCH has been submitted and considered by the Clay County Planning & Zoning Commission, and is hereby approved this 4th day of November, 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 2nd day of November, 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, Professions, Engineers & Land Surveyors effective December 30, 1994, 4 CSR 30-8.020

Date: 10-2-03 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.
506 EAST MAIN STREET
PO BOX 83
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-0213

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

SURVEY FOR: CHANDLER BAPTIST CHURCH

Date: 9-9-2003 | Field Book: 00-227 | Project #: 03-8439A