Clay County, Missouri
Land Survey Document

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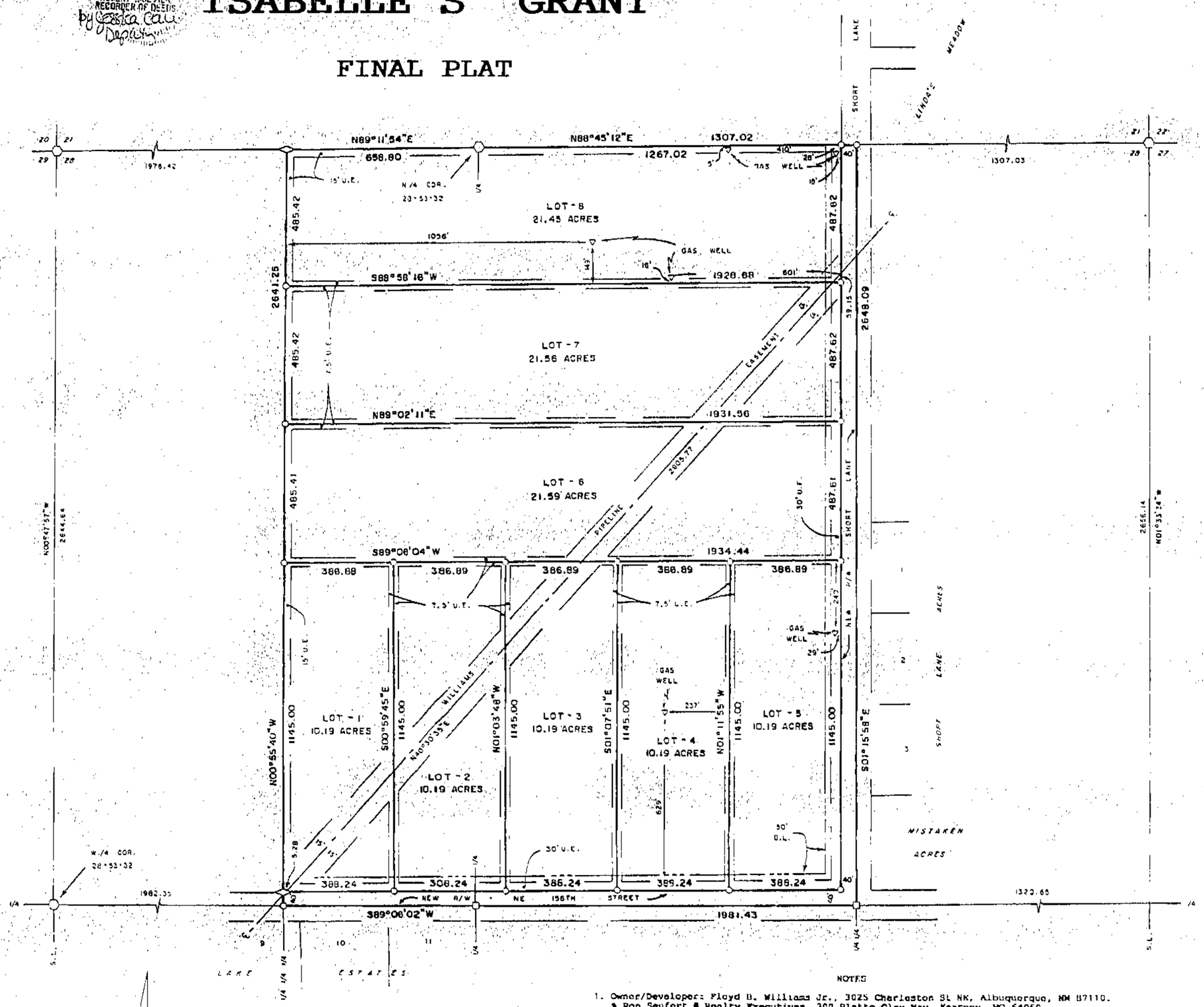
S70724

STATE OF MO
CLAY COUNTY
I CERTIFY THIS IS A TRUE COPY
MAY 14 2:09
BOOK F PAGE 123
ROBERT T. SEVIER
RECORDER OF DEEDS
by Jessica Cau
Deputy

ISABELLE'S GRANT

FINAL PLAT



NOTES

1. Owner/Developer: Floyd B. Williams Jr., 3025 Charleston St NK, Albuquerque, NM 87110. % Ron Seufert @ Realty Executives, 300 Platte Clay Way, Kearney, MO 64060.
2. Record Deed References are Book 2326 Page 906 and Book 2326 Page 909.
3. The accuracy standard for this survey is type-Curve.
4. Subdivision is in Flood Hazard Zone "X" (NOT in a flood plain) per FIRM Community Panel # 2900860025 B, Map Revised: April 16, 2003.
5. Contact: Williams Energy Services, Real Estates Representative, 13424 W 58th Street, Shawnee Mission, KS 66215. Landowner will not permit to construct, plant or create any buildings, improvements, roads, structures, trees, shrubs, fences or obstructions of any kind either on, above, or below the surface of the ground on the pipeline easement, or change the grade or elevation thereof, or cause or permit these things to be done by others, without prior written permission of Williams Pipeline (WPL).
6. Please be advised that an agreement has been recorded with this plat regarding the developer's responsibility to financially assist with the improvements to existing County roadways. Interested parties are advised to contact the developer or the Clay County Planning and Zoning Department for further information.
7. Zoning for this subdivision is Residental Rural Density District (R-1), approved on October 27, 2003, Resolution 2003-522.
8. No structures shall be built directly over the plugged gas wells.
9. PLEASE BE AWARE: Abandoned natural gas wells caps are located approximately six (6') feet underground. DO NOT DIG without referring to this plat for the detailed location of each well.

○ BRASS CAP FOUND
□ 1/2" BAR FOUND
◇ 5/8" BAR SET
○ 1/2" BAR SET

1" = 200'
200 100 0 200 400

DESCRIPTION

All of the E½ of the E½ of the NW¼ and all of the W½ of the NE¼ in Section 28, Township 53 North of the Base Line, Range 32 West of the Fifth Principal Meridian, Clay County, Missouri, described further as a whole as follows: Beginning at the W¼ corner of said Section 28; thence N88°45'12"E, 1307.02 feet to the NE corner of said W½ NE¼; thence S01°15'58"E, 2648.09 feet to the SE corner of said W½ NE¼; thence S89°06'02"W, 1981.43 feet to the SW corner of said E½ E½ NW¼; thence N00°55'40"W, 2641.25 feet to the NW corner of said E½ E½ NW¼; thence N89°11'54"E, 656.80 feet to the point of beginning. Containing 119.75 acres and 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 of 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 ISABELLE'S GRANT and shall consist of a total of eight (8) lots.

In testimony whereof, Floyd B. Williams Jr. has subscribed his name this 26th day of April, 2004.

Floyd B. Williams Jr.

Be it remembered that on this 26th day of April, 2004, 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 New Mexico County of Bernalillo ss
My commission expires : 12-18-05
Notary Public

APPROVALS AND ACCEPTANCES

This subdivision plat of ISABELLE'S GRANT has been submitted to and considered by the Clay County Planning Commission on this 2nd day of March, 2004.

Chairman, Planning Commission
Director, Planning Commission

These easements and rights-of-way were accepted by the County Commission of Clay County, Missouri, this 22nd day of March, 2004. Resolution # 200 4 154

Presiding Commissioner
County Commission
Western Commissioner
Attest: County Clerk
Eastern Commissioner

State of Missouri
County of Clay } ss

This is to certify that this instrument was filed for record in the Recorder of Deeds Office on the ____ day of _____, 2004, in Cabinet _____ Sleeve _____ at _____ am/pm o'clock.

Recorder of Deeds

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 current Missouri minimum standards for property boundary surveys.

Date: 3-24-04 Signed: Terry M. McCanless PLS 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 83
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

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

SURVEY FOR: FLOYD WILLIAMS

Date: 3-24-2004 Field Book: 03-265 Project # 03-8589