Clay County, Missouri
Land Survey Document

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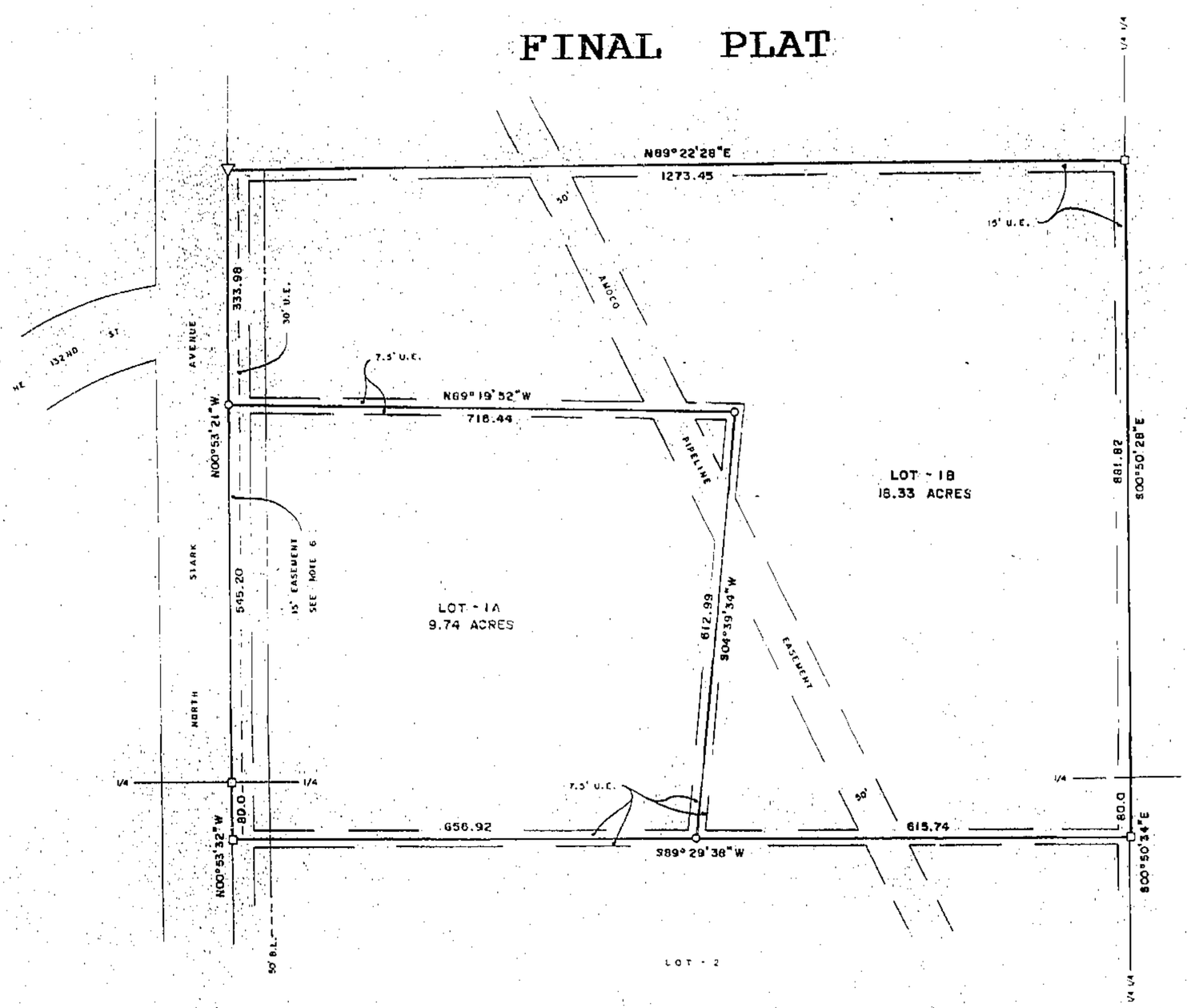
S89339

STATE OF MISSOURI
CLAY COUNTY
I CERTIFY THIS INSTR. ACCEPTED FOR RECORD
DATE
2004 AUG 18 P 2:10
ROBERT L. SPAR
RECORDER
By Mandy McCarty
Deputy

REPLAT OF LOT 1
McCLUNG ACRES

FINAL PLAT



NOTES

1. Owner/Developer: Brian and Lisa Thomas, 1006 Madelyn, Kearney, MO 64060.
2. Record Deed Reference is Book 2377 Page 595.
3. Bearing System is based on the recorded plat of McClung Acres.
4. Subdivision is in Flood Zone "X" (NOT in a flood plain) per FIRM Community Panel # 290086C060 B, Map Revised: April 16, 2003.
5. Amoco Pipeline restrictions, such as: No buildings or planting of trees are allowed within the 50 foot Amoco pipeline easement.
6. A recreational easement consistent with the Northland Trails design guidelines shall be granted to Clay County for the purpose of developing part of trail "C-17" of the Northland Trails Plan along the East side of North Stark Avenue.
7. 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.

▽ - 5/8" BAR FOUND

□ - 1/2" BAR FOUND

○ - 1/2" BAR SET

N

1" = 100'

100 50 0 100 200

DESCRIPTION

All of Lot 1 in McClung Acres, a recorded subdivision in Clay County, Missouri. Containing 28.07 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.) and a Northland Trails dedicated easement. 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 land 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 the REPLAT OF LOT 1, McCLUNG ACRES and shall consist of a total of two (2) lots.

In testimony whereof, Brian V. Thomas & Lisa J. Thomas, husband & wife, have subscribed their names this 9th day of August, 2004.

Brian V. Thomas — Lisa J. Thomas

Be it remembered that on this 9th day of August, 2004, 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 : June 17, 2008 — Notary Public

DEBORAH M. VIRANO
Clay County
My Commission Expires
June 17, 2008

APPROVALS AND ACCEPTANCES

This REPLAT OF LOT 1, McCLUNG ACRES has been submitted and considered by the Clay County Planning & Zoning Commission, and is approved this 12th day of July, 2004.

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 July, 2004.

County Clerk

Entered for record this _____ day of _____, 2004.

County Recorder

SURVEYOR'S CERTIFICATION

I hereby certify that the 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 the 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: 7-7-04 Signed: Terry M. McCanless MO PLS # 2143

If this document does not have an embossed seal, it should be assumed it contains 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 93
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

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

SURVEY FOR: BRIAN & LISA THOMAS

Date: 7-6-2004 | Field Bk. #: 08-267 | Project #: 03-8848

Ck. F
8/16/04 DM