Clay County, Missouri
Land Survey Document

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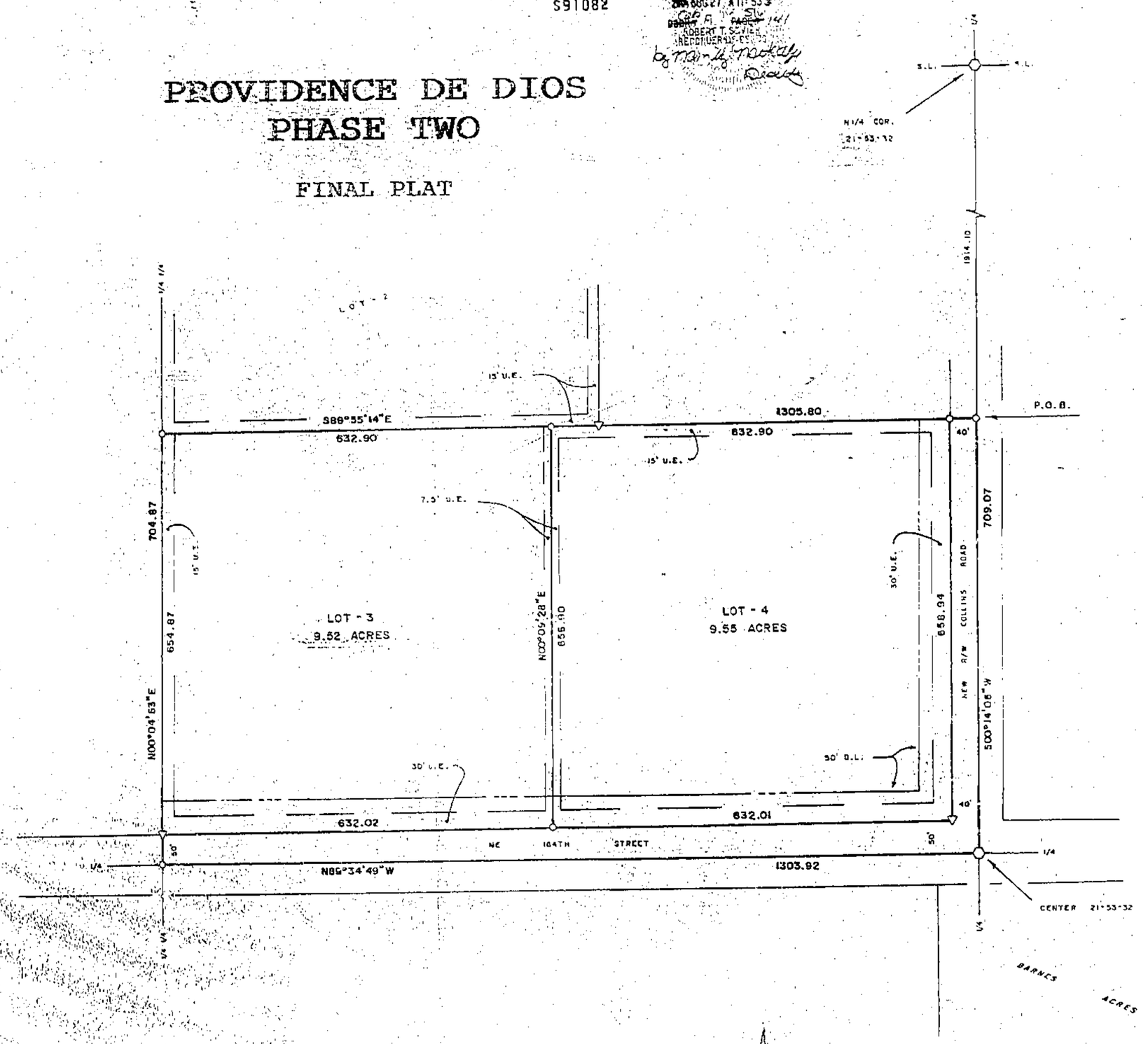
S91082

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS RECORD
2004 MAY 27 A 11:53
ROBERT T. SCHIEI
RECORDER OF DEEDS
by Mary Ann Tackett Deputy

PROVIDENCE DE DIOS
PHASE TWO

FINAL PLAT



NOTES

1. Owner/Developer: William and Olga Reynolds, 16708 Collins Road, Smithville, MO 64089.
2. Accuracy standard: Exceptional.
3. Market deed reference: Book 1774 Page 542.
4. Mech. Condition recorded for Providence De Dios in Cabinet "R" Sleeve 155.
5. Bearings are Missouri State Plane Coordinate System -- West Zone. Grid Azimuth, based on CL-85 and CL-87 Ar.
6. Subdivision is in Flood Hazard Zone "X" (NOT in a flood plain) per FIRM Community Panel 29 [illegible] 0025 E; Map Revised: April 16, 2003.
7. Since will have no vehicular access onto Collins Road, the street access for this lot will be onto NE 164th Street.
8. Water is 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.
9. Zoning for this subdivision is Residential Low Density District (R-1A), approved on February 22, 2000, Resolution 2000-42.

1" = 100'

100 50 0 100 200

○ - BRASS CAP FOUND
▽ - 5/8" BAR FOUND
○ - 1/2" BAR FOUND

DESCRIPTION

That portion of the E½ of the NW¼ of Section 21, Township 53 North of the Base Line, Range 32 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at a point on the East line of said E½ NW¼ that is S00°14'06"W, 1914.10 feet from the N¼ corner of said Section 21; thence S00°14'06"W, 709.07 feet along said East line to the SE corner of said E½ NW¼; thence N89°34'49"W, 1303.92 feet to the SW corner of said E½ NW¼; thence N00°04'53"E, 704.87 feet along the West line of said E½ NW¼ to the SW corner of Lot 2 in Providence De Dios, Phase One; thence S89°55'14"E, 1305.80 feet along the South line of said Lot 2 and the Easterly prolongation thereof to the point of beginning. Said portion contains 21.18 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 PROVIDENCE DE DIOS, PHASE TWO and shall consist of a total of two (2) lots.

In testimony whereof, William D. Reynolds and Olga N. Reynolds, husband and wife, have subscribed their names this 30th day of July, 2004.

William D. Reynolds — Olga N. Reynolds

Be it remembered that on this 30th day of July, 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 MO, County of Clay, SS
My commission expires : June 17, 2008
Notary Public

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

APPROVALS AND ACCEPTANCES

This plat of PROVIDENCE DE DIOS, PHASE TWO 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 # 2004-152.

Presiding Commissioner — County Counselor

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 on the ____ day of _____, 2004, at _____ am/pm o'clock in Cabinet ____ Sleeve _____.

Record of Deeds

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 current Missouri minimum standards for property boundary surveys.

Date: 3-3-04 Signature: Terry M. McCanless PLS-2143

If this document does not have an original seal, it should be assumed to contain unauthorized alterations. The information contained on this document shall not apply to any [illegible]

M & M LAND SURVEYING SERVICE, INC.
305 EAST MAIN STREET
PO BOX 63
RICHMOND, MO 64085
PHONE (816) 776-4340
FAX (816) 470-5343

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

SURVEY FOR: BILL REYNOLDS

Date: 2-26-2004 Field Book: 00-227 Project #: 04-0819