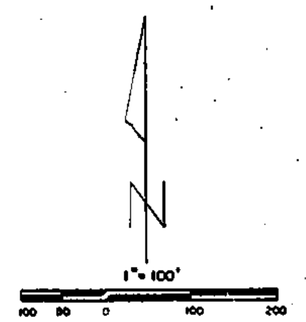
Clay County, Missouri
Land Survey Document

597812

STATE OF MO
CLAY COUNTY
LEGITIMATE INSTRUMENT
2004 OCT -5 A 9:05 A
BOOK F PAGE 137
ROBERT T. LOVEIN
RECORDER OF DEEDS
by Mary Meraz
Deputy

REPLAT OF LOTS 2 & 3
FRICK ESTATES

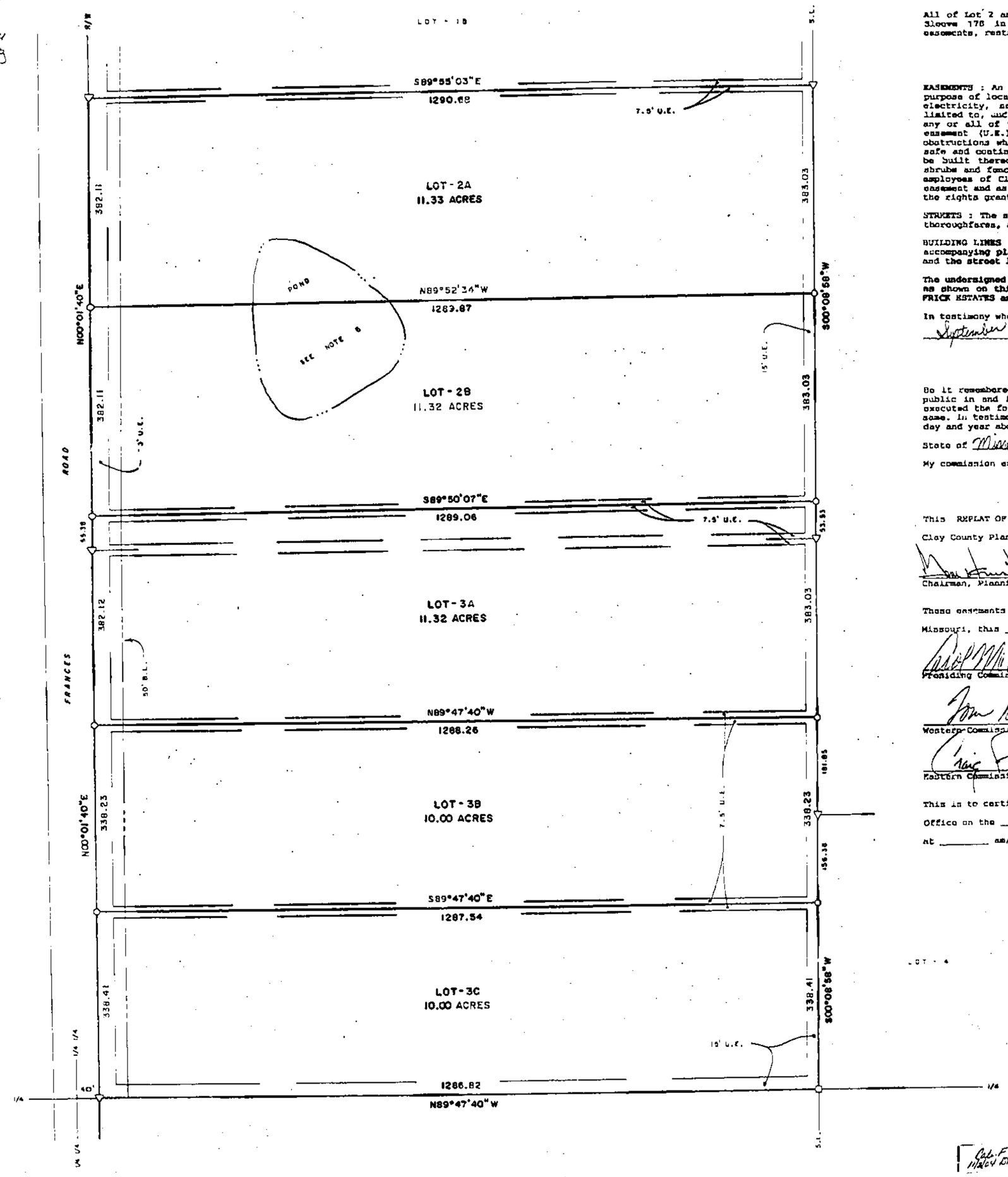
FINAL PLAT



□ · STONE FOUND

▽ · 1/2" BAR FOUND

○ · 1/2" BAR SET



NOTES

1. Owner: James Maples, PO Box 539, Kearney, MO 64060.
2. Bearing system is based on the record plat of Frick Estates, Cabinet "E" Sleeve 178.
3. Subdivision is in Flood Zone "X" (NOT in a flood plain) per FIRM Community Panel Number 2900860025 B, Map Revised: April 16, 2003.
4. Record deed reference is Book 4603 Page 37.
5. Survey accuracy standard is type rural.
6. Please be advised that a pond maintenance agreement has been recorded with this plat for the shared pond on Lots 2A and 2B.
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.

DESCRIPTION

All of Lot 2 and all of Lot 3 in Frick Estates, a subdivision recorded at Cabinet "E" Sleeve 178 in Clay County, Missouri. Containing 53.97 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 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 the REPLAT OF LOTS 2 & 3, FRICK ESTATES and shall consist of a total of five (5) lots.

In testimony whereof, James D. Maples has subscribed his name this 30th day of September, 2004.

James D. Maples

Be it remembered that on this 30th day of September, 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, SS

My commission expires : June 17, 2008

Notary Public

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

APPROVALS AND ACCEPTANCES

This REPLAT OF LOTS 2 & 3, FRICK ESTATES has been submitted to and considered by the Clay County Planning Commission this 6th day of July, 2004.

Chairman, Planning Commission

Director, Planning Commission

These easements and rights-of-way were accepted by the County Commission of Clay County, Missouri, this 26th day of July, 2004, Resolution # 2004-307.

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

Record 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: 7-7-04 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.
505 EAST MAIN STREET
PO BOX 53
RICHMOND, MO 64085
PHONE (816) 776-4340
FAX (816) 470-4343

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

SURVEY FOR: JAMES MAPLES

Date 6-9-2004 Field Book 04-278 Project # 04-8763

Rob F. 11/16/04 Dm.

http://www.ClayCoGov.com