Clay County, Missouri
Land Survey Document

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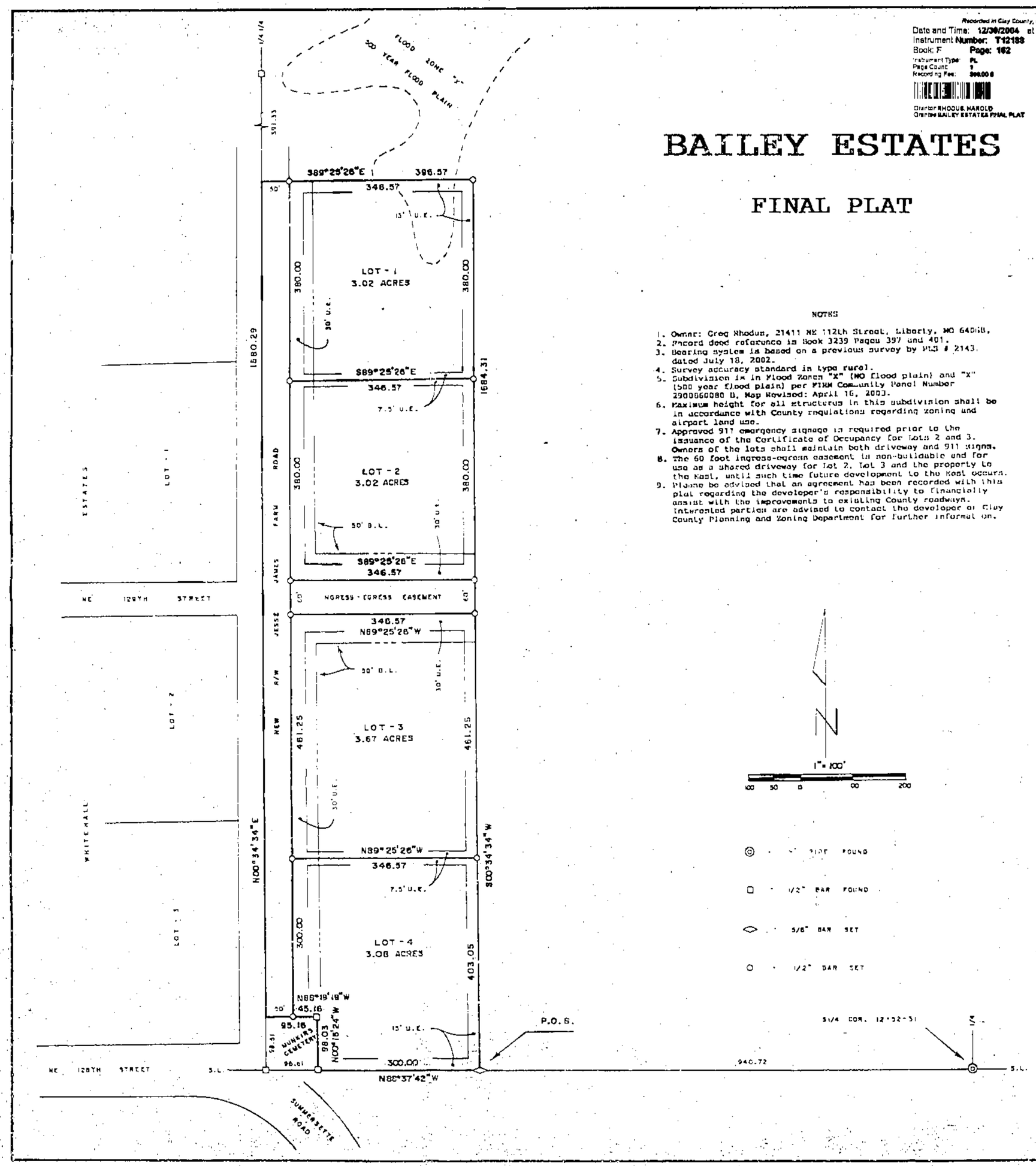
Grantor RHODUS, HAROLD
Grantee BAILEY ESTATES FINAL PLAT
Robert T Sevier, Recorder

BAILEY ESTATES

FINAL PLAT



NOTES

1. Owner: Greg Rhodus, 21411 NE 112th Street, Liberty, MO 64068.
2. Record deed reference in Book 3239 Pages 397 and 401.
3. Bearing system is based on a previous survey by MLS # 2143, dated July 18, 2002.
4. Survey accuracy standard in type rural.
5. Subdivision is in Flood Zones "X" (NO flood plain) and "X" (500 year flood plain) per FIRM Community Panel Number 2900060080 B, Map Revised: April 16, 2003.
6. Maximum height for all structures in this subdivision shall be in accordance with County regulations regarding zoning and airport land use.
7. Approved 911 emergency signage is required prior to the issuance of the Certificate of Occupancy for Lots 2 and 3. Owners of the lots shall maintain both driveway and 911 signs.
8. The 60 foot ingress-egress easement is non-buildable and for use as a shared driveway for Lot 2, Lot 3 and the property to the East, until such time future development to the East occurs.
9. 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 Clay County Planning and Zoning Department for further information.

DESCRIPTION

That portion of the K½ of the SW¼ in Section 12, Township 52 North of the Base Line, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at a point on the South line of said K½ SW¼ that is N88°37'42"W, 940.72 feet from the S¼ corner of said Section 12; thence N00°37'42"W, 300.00 feet along said South line to an existing fence occupation fence on the East line of Munkirs Cemetery; thence N00°16'24"W, 98.03 feet along said East fence line to the NE corner of Munkirs Cemetery; thence N88°19'19"W, 95.16 feet along an existing fence occupation fence on the North line of Munkirs Cemetery to the West line of said K½ SW¼; thence N00°34'34"E, 1680.29 feet along said West line; thence S89°25'26"E, 396.57 feet; thence S00°34'34"W, 1684.30 feet parallel with said West line to the point of beginning. Said portion contains 15.09 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 are 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 BAILEY ESTATES and shall consist of a total of four (4) lots.

In testimony whereof, Harold Rhodus and Gregory L. Rhodus have subscribed their names

this _____ day of _____, 2004.

Harold Rhodus

Gregory L. Rhodus

Be it remembered that on this 6th day of December, 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 Missouri, County of Clay, ss

My commission expires : 07/26/07

Notary Public

DEBORAH R. TATE
Notary Public - Notary Seal
State of Missouri
County of Clay
My Commission Exp. 07/26/2007

APPROVALS AND ACCEPTANCES

This plat of BAILEY ESTATES has been submitted to and considered by the Clay County Planning Commission this 2nd day of November, 2004.

Chairman, Planning Commission

Director, Planning Commission

These easements and rights of way were accepted by the County Commission of Clay County, Missouri, this 29th day of November, 2004, Resolution # 2004 - 582.

Presiding Commissioner

County Counselor

Western Commissioner

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

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: 12-6-04 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 modifications.

M & M LAND SURVEYING SERVICE, INC.
303 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: GREG RHODUS

Date 9-24-2004 Field Book 04-280 Project # 04-8377

http://www.ClayCoGov.com