Clay County, Missouri
Land Survey Document

KULLMAN FARM

FINAL PLAT

A Subdivision in
Clay County, Missouri

Recorded in Clay County, Missouri
Date and Time: 03/10/2005 at 08:39:41 AM
Instrument Number: 2005010330
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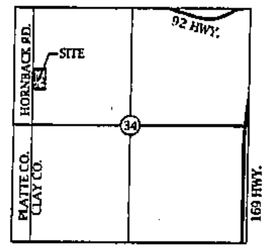
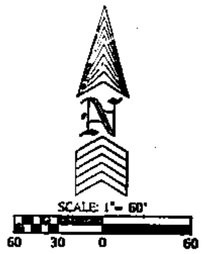
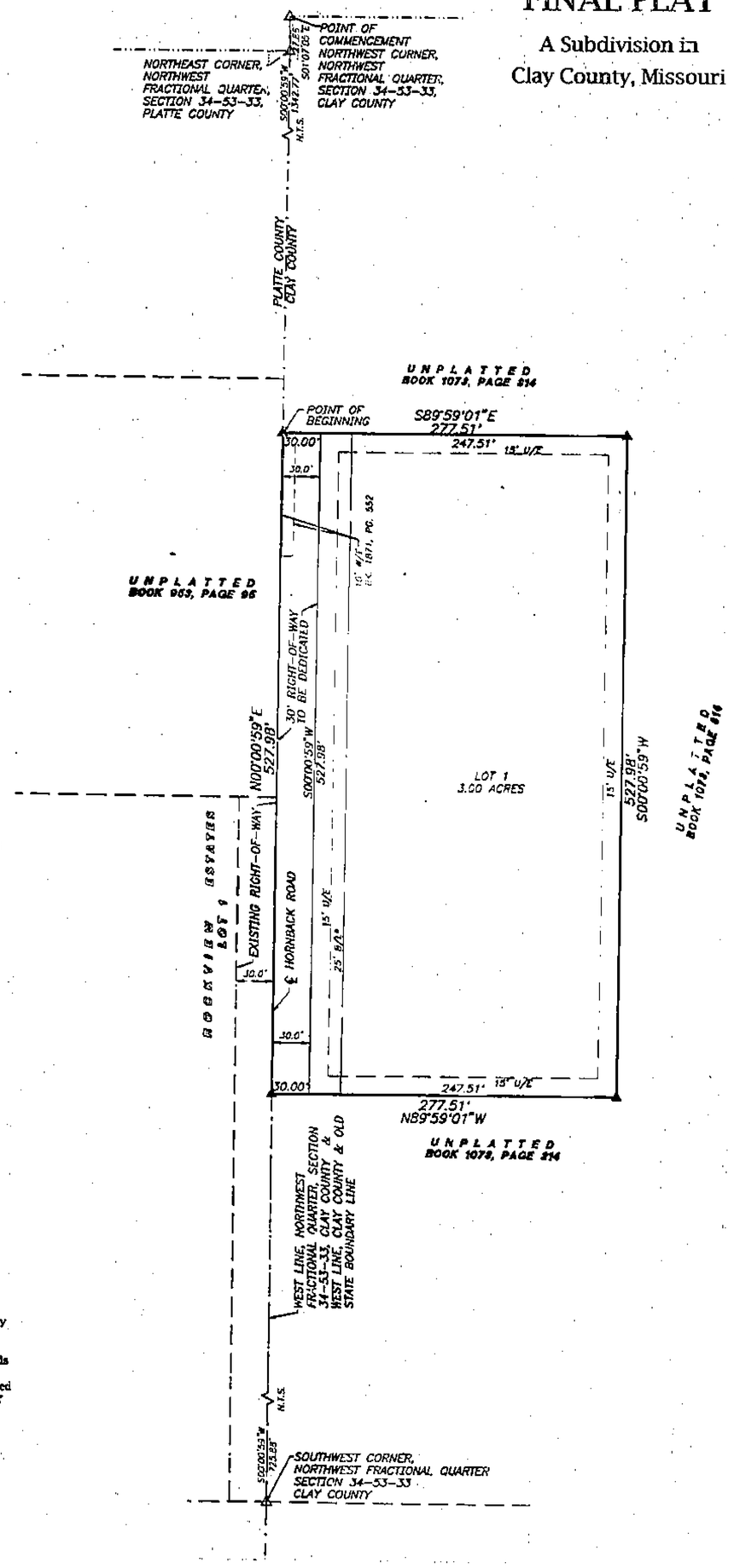
Recording Fee: $69.00 S
Robert T Sarver, Recorder
Grantor: KULLMAN, GLENNON J TR BY TRS
Grantee: KULLMAN FARM FINAL PLAT



SEC. 34-53-33

Location Map





LEGEND:
U/E = Utility Easement
B/L = Building Line
N.T.S. = Not to Scale
W/E = Water Easement
BK. = Book
PG. = Page
℄ = Centerline

△ Denotes Existing Monument

▲ Denotes Monument to be set after construction of Utilities and Streets.

NOTES:
1. No portion of the property is located within the 100-year floodplain, according to the Flood Insurance Rate Map Panel Number 2900850015 B, dated April 16, 2003.

2. This is a subdivision of land from a parent tract recorded in Book 1073, Page 314 in the Clay County Recorder of Deeds Office.

3. Bearing System is based on the West line of the Northwest Quarter of Fractional Quarter Section 34, Township 53, Range, 33, Clay County, having a bearing of North 00 degrees 00 minutes 59 seconds East.

4. This property is zoned Residential Low Density District (R-1A) by Resolution #2005-74, dated February 14, 2005.

* The 25 foot Building Line (B/L) established per Section 151-7.2(E1) of the Clay County Land Development Code dated April 12, 2004.

I hereby state that the plat of the KULLMAN FARM subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 3-03-05

STATE OF MISSOURI
SAM ANTHONY AYLETT
NUMBER LS-2074
REGISTERED LAND SURVEYOR

SAM A. AYLETT, LS-2074

PROPERTY DESCRIPTION:
A Tract of land being part of the Northwest Fractional Quarter of Section 34, Township 53 North, Range 33 West in Clay County, Missouri, being more particularly described as follows: Commencing at the Northwest corner of said Northwest Fractional Quarter, Clay County; thence South 01 degrees 07 minutes 05 seconds East along the West line of said Northwest Fractional Quarter, Clay County, a distance of 27.86 feet to the Northeast corner of the Northwest Fractional Quarter of Section 34, Township 53 North, Range 33 West of Platte County, Missouri; thence South 00 degrees 00 minutes 59 seconds West continuing along said West line, a distance of 1342.77 feet to the Point of Beginning of the Tract of land herein to be described; thence South 89 degrees 59 minutes 01 seconds East perpendicular to said West line, a distance of 277.51 feet; thence South 00 degrees 00 minutes 59 seconds West parallel to said West line, a distance of 527.98 feet; thence North 89 degrees 59 minutes 01 seconds West perpendicular to said West line, a distance of 277.51 feet to a point on said West line; thence North 00 degrees 00 minutes 59 seconds East along said West line, a distance of 527.98 feet to the Point of Beginning. Said Tract contains 3.38 acres, more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "KULLMAN FARM".

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 thereover any structures (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 reasonable necessary in exercising the rights granted by the easement.

STREETS: Streets shown on this plat and not heretofore 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 building or portion thereof shall be built between this line and the street line.

COVENANTS & RESTRICTIONS: Covenants and restrictions will not be recorded with this plat.

IN TESTIMONY WHEREOF: The undersigned proprietor has hereunto set their hand this 3rd day of March 2005.

Glennon J. Kullman
Glennon J. Kullman, Trustees of the
Glennon J. Kullman & Arlene R. Kullman
Revocable Living Trust U/T/A dated July 6, 1992

Arlene R. Kullman
Arlene R. Kullman, Trustees of the
Glennon J. Kullman & Arlene R. Kullman
Revocable Living Trust U/T/A dated July 6, 1992

STATE OF Missouri
COUNTY OF Clay ss.

Be it remembered that on this 3rd day of March, 2005, before me, a Notary Public in and for said County and State, came Glennon J. Kullman and Arlene R. Kullman, Trustees of the Glennon J. Kullman & Arlene R. Kullman Revocable Living Trust U/T/A dated July 6, 1992 to me personally known to be the people who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri on the day and year last written.

MY COMMISSION EXPIRES: JAMIE A. GARDNER Notary Public - Notary Seal STATE OF MISSOURI Clay County My Commission Expires July 2, 2007

Jamie A. Gardner
NOTARY PUBLIC

This plat of KULLMAN FARM has been submitted to and approved by the Clay County Planning Commission this 1st day of February, 2005.

Chairman, Planning and Zoning Commission

Director, Planning and Zoning Commission

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this 22nd day of February 2005, Resolution #2005-28.

ATTEST:

Presiding Commissioner

County Counselor

Western District Commissioner

County Clerk

Eastern District Commissioner

STATE OF MISSOURI
COUNTY OF _____ ss.

This is to certify that this instrument was filed for record in the Recorder Of Deeds Office on the _____ day of _____, 2005, in Cabinet _____, Sleeve _____ at _____ PM/AM O'Clock.

Recorder of Deeds

Cash F
4/5/05 PM

FINAL PLAT
KULLMAN FARM
CLAY COUNTY, MISSOURI

Aylett, Flowers Survey & Engineering Company
301 NW 92ND Street-Gladstone, Missouri 64118-1820
Phone: (816) 436-0752-www.afsc.com-Fax: (816) 436-0197
Land Surveying ~ Civil Engineering ~ Land Planning

Prepared For:
GLENN & ARLENE KULLMAN
14921 HORNBACK ROAD
SMITHVILLE, MISSOURI 64089

Drawn By: NRM	File Name: 437 "FPA	SEC: 34-53-33	Date: January 3, 2005	Job No: 43757

http://www.ClayCoGov.com