Clay County, Missouri
Land Survey Document

Recorded in Clay County, Missouri
Date and Time: 02/28/2006 at 02:30:39 PM
Instrument Number: 2006000660
Book: F Page: 174
Instrument Type: PL
Page Count: 1
Recording Fee: $68.00
Grantee: KIX ACRES 2004
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RECORDER OF DEEDS CLAY COUNTY, MO
Robert T Sevier, Recorder

KIX ACRES 2004

FINAL PLAT

A MINOR SUBDIVISION OF LAND, IN CLAY COUNTY, MISSOURI

0' 120' 240' 360'

PROPERTY DESCRIPTION:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 54 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CLAY COUNTY, MISSOURI; THENCE NORTH 00°21'17" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 165.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°21'17" EAST CONTINUING ALONG SAID WEST LINE A DISTANCE OF 548.53 FEET; **THENCE** SOUTH 89°45'53" **EAST**, A DISTANCE OF 794.12 FEET; THENCE SOUTH 00°21'17" **WEST**, A DISTANCE OF **548.53** FEET; THENCE NORTH 89°45'53" WEST, A **DISTANCE OF 794.12 FEET** TO THE **TRUE** POINT OF BEGINNING.

NOTES:

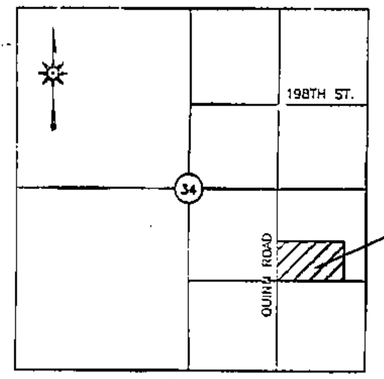
THE WORD "CERTIFY" OR "CERTIFICATION": AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THE LOCATION AND/OR EXISTANCE OF UTILITY SERVICE LINES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY NELSON LAND SURVEYING INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY **OTHER FACTS THAT AN ACCURATE AND CURRENT** TITLE SEARCH MAY DISCLOSE.

BASIS OF BEARINGS: THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE PER. BOUNDARY SURVEY FOR SMITHVILLE LAKE BY ANDERSON SURVEY COMPANY DATED 9-4-1979.

SUBDIVISION LOCATED IN FLOOD ZONE "X" PER. COMMUNITY-PANEL NUMBER 2900860025 B 4/16/2003.

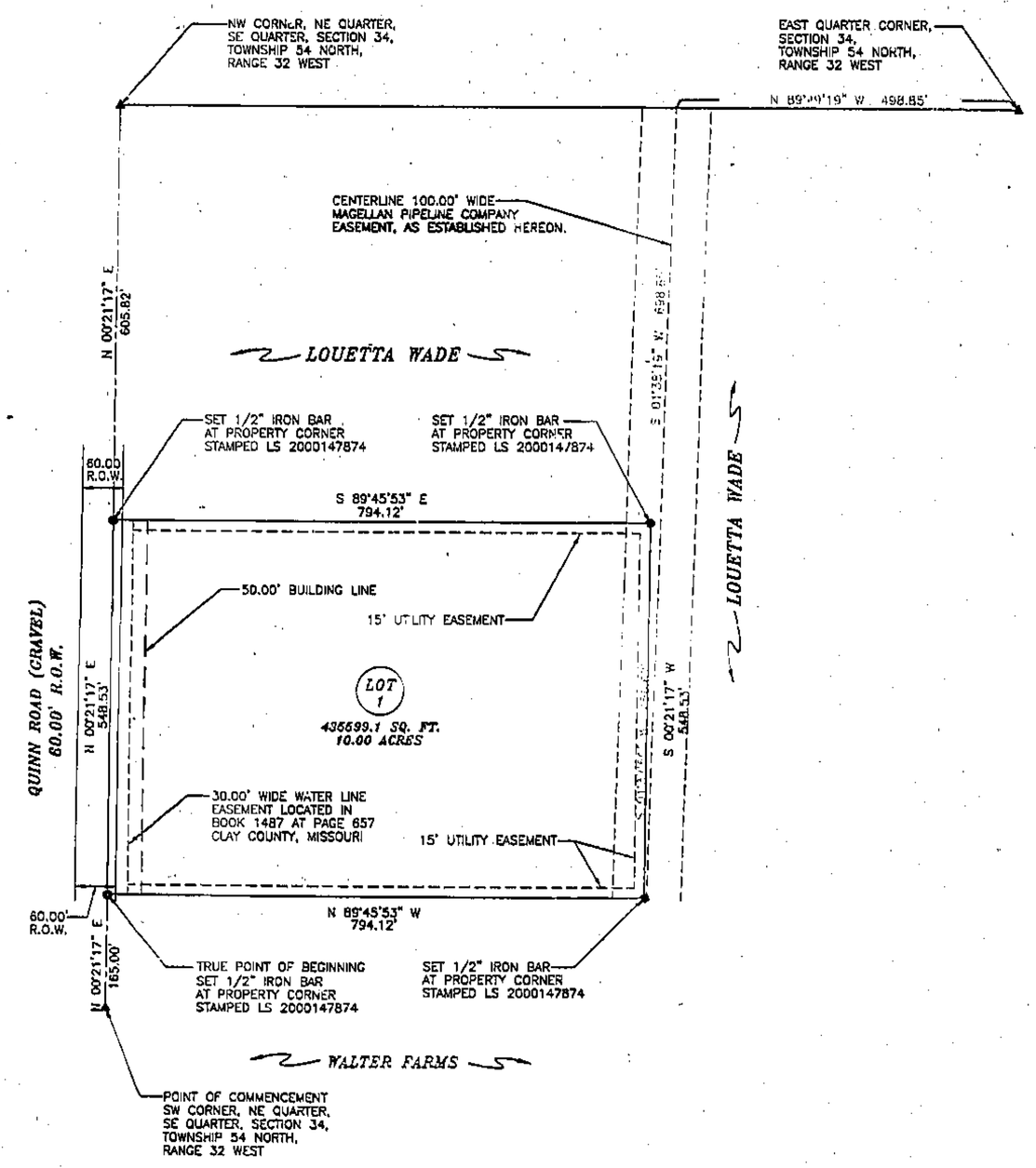


LOCATION MAP
34-54-32
NOT TO SCALE

LEGEND

These standard symbols will be found in the drawing.

● SET 1/2" IRON BAR UNLESS NOTED
▲ SECTION CORNER



DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "KIX ACRES 2004", A MINOR SUBDIVISION OF LAND IN CLAY COUNTY, MISSOURI.

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.

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO CLAY COUNTY, MISSOURI, TO LOCATE, CONSTRUCT, AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF CONDUITS FOR ALL AND ANY PURPOSE; WATER, GAS, SANITARY AND STORM SEWERS, POLES, SIGNS, WIRES AND ANCHORS, OR ALL OR ANY OF THEM, OVER, UNDER, AND ALONG THE STRIPS OF LAND OUTLINED ON THIS PLAT AND DESIGNATED BY THE WORDS "UTILITY EASEMENT, DRAINAGE EASEMENT, MONUMENT EASEMENT.

STREETS: THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 4 DAY OF Feb, 2005.

KIX ACRES 2004
Louetta Wade
LOUETTA WADE

STATE OF MISSOURI }
COUNTY OF CLAY } S.S.

BE IT REMEMBERED THAT IN THIS 9th DAY OF February, 2005, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME Louetta Wade TO ME PERSONALLY KNOWN TO BE THE SAME PERSON 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 SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES 10/16/07 Deborah L Cadra
NOTARY PUBLIC PRINT NAME

DEBORAH L. CADRA
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned in Clay County
My Commission Expires 10/16/2007

KIX ACRES 2004 HAS BEEN SUBMITTED TO AND APPROVED BY THE CLAY COUNTY PLANNING COMMISSION THIS 7th DAY OF December 2004.

COUNSELOR CHAIRMAN DIRECTOR

THESE EASEMENTS AND RIGHTS OF WAYS ACCEPTED BY THE COUNTY GOVERNING BODY OF CLAY COUNTY, MISSOURI, THIS 23rd DAY OF December 2004.

ATTEST: COUNTY CLERK

PRESIDING COMMISSIONER
WESTERN DISTRICT COMMISSIONER
EASTERN DISTRICT COMMISSIONER

STATE OF MISSOURI }
COUNTY OF CLAY } S.S.

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.

DEPUTY RECORDER OF DEEDS

STATE OF MISSOURI MICHAEL A. NELSON NUMBER LS 2000147874 REGISTERED LAND SURVEYOR

MICHAEL A. NELSON, MO. L.S. NO. 2000147874

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

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 STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, EFFECTIVE SEPTEMBER, 2000: 4 CSR 30-16.030

NOTE:
WILLIAMS PIPE LINE COMPANY HAS A BLANKET EASEMENT ACROSS THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 54, RANGE 32 FOUND IN BOOK 2559 AT PAGE 243 CLAY COUNTY, MISSOURI

Prepared By
NELSON LAND SURVEYING INC.
PO BOX 47 Kearney, Mo. 64060 (816)903-2500
Email address: nelsonlandsurveying@email.com

DEVELOPMENT PROPOSED BY:
MICHAEL D. AND BECKY L. WADE
19501 QUINN ROAD
TRIBBLE MO. 64492
816-628-5418
816-320-3742

KIX ACRES		
DRAWN MAN	DATE 10/20/04	FOR: MICHAEL D. AND
APPROVED NLS	DATE 01/12/05	BECKY L. WADE
SCALE 1" = 120'	SHEET 1	PROJECT NO. 2004123

Ck. F 4/5/05 DM

http://www.claycounty.mo.gov