Clay County, Missouri
Land Survey Document

COLDREN ACRES 2005

FINAL PLAT

A SUBDIVISION OF LAND, IN CLAY COUNTY, MISSOURI

0' 150' 300' 450'

Recorded in Clay County, Missouri
Date and Time 07/20/2005 at 08:59:32 AM
Instrument Number 2005033444
Book: F Page: 197
Instrument Type PL
Page Count 1
Recording Fee $69.00 $
Grantor COLDREN ACRES 2005
Grantee COLDREN ACRES 2005
Robert T Sivner, Recorder

PROPERTY DESCRIPTION:
THOSE PORTIONS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 53 NORTH, RANGE 32 WEST OF THE 5TH P.M., CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTHEAST QUARTER, THAT IS SOUTH 89 DEGREES 08' 29" WEST, 637.81 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 00' 00" WEST, 1335.41 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER, SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 21' 12" WEST, 708.35 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 11' 33" EAST, 1332.90 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 20' 46" WEST, 1259.33 FEET ALONG THE WEST LINE OF SAID EAST HALF, NORTHEAST QUARTER, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE "C"; THENCE SOUTH 89 DEGREES 42' 16" EAST, 64.65 FEET ALONG SAID R.O.W. LINE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1490.20 FEET, THROUGH A CENTRAL ANGLE OF 25 DEGREES 41' 28", AN ARC LENGTH OF 668.20 FEET ALONG SAID R.O.W. LINE; THENCE SOUTH 00 DEGREES 00' 00" WEST, 1392.44 FEET TO THE POINT OF BEGINNING.

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 "COLDREN ACRES 2005", 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 27th DAY OF June, 2005.

COLDREN ACRES 2005

MARTIN L. COLDREN

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

BE IT REMEMBERED THAT IN THIS 27th DAY OF June, 2005, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME Martin L. Coldren 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 June 17, 2008 Deborah M. Viviano
NOTARY PUBLIC PRINT NAME

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

COLDREN ACRES 2005, HAS BEEN SUBMITTED TO AND APPROVED BY THE CLAY COUNTY PLANNING COMMISSION THIS 7th DAY OF June, 2005.

COUNSELOR CHAIRMAN DIRECTOR

THESE EASEMENTS AND RIGHT OF WAYS ACCEPTED BY THE COUNTY GOVERNING BODY OF CLAY COUNTY, MISSOURI, THIS 22nd DAY OF June 2005.

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 _____ AM/PM O'CLOCK.

DEPUTY RECORDER OF DEEDS

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.

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.

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

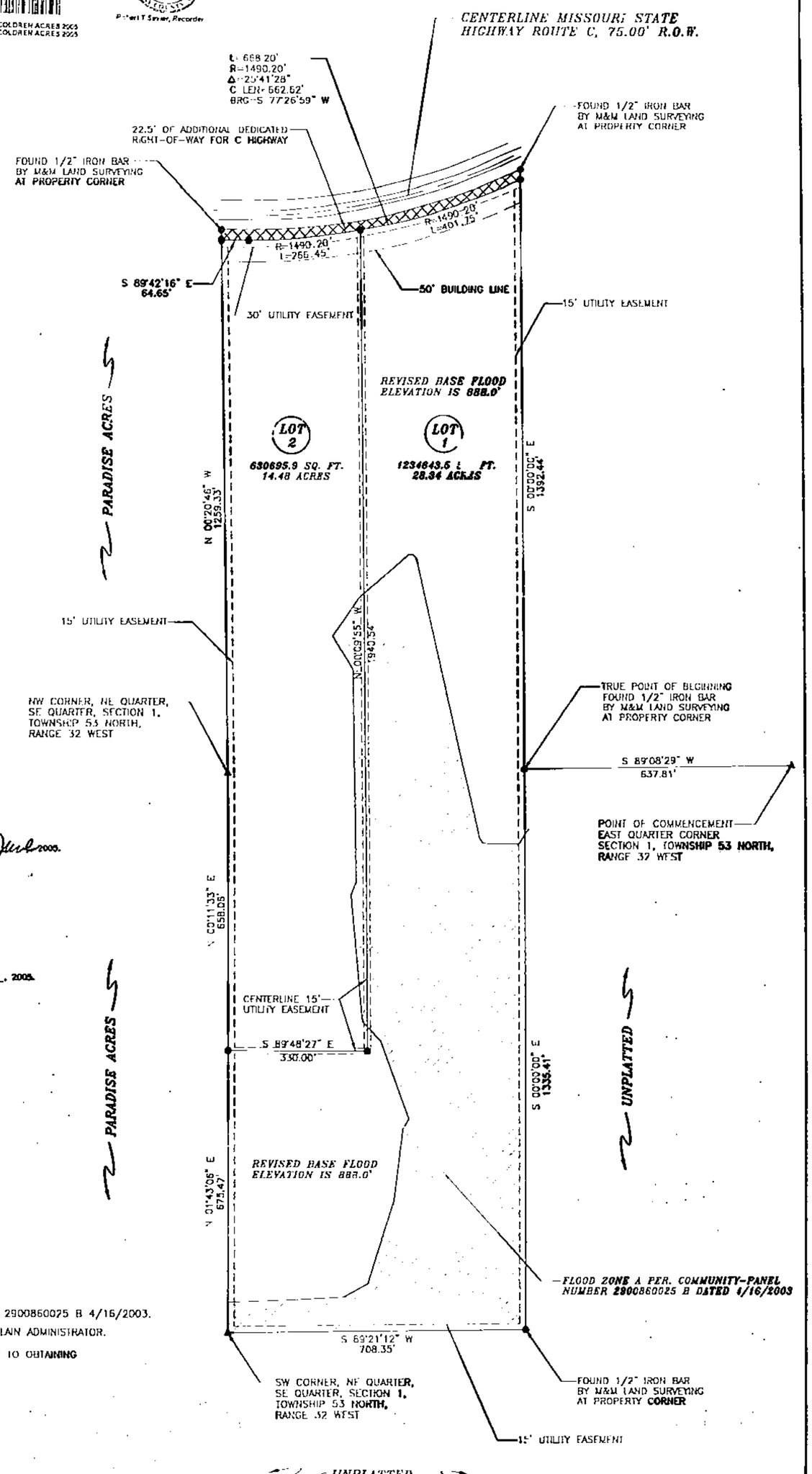
BASIS OF BEARINGS: THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE PER. BOUNDARY SURVEY FOR SMITHVILLE LAKE BY ANDERSON SURVEY COMPANY DATED 9-4-1979.

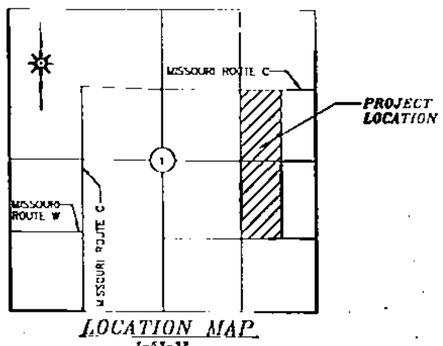
SUBDIVISION LOCATED IN FLOOD ZONE "A" (SHADED), "X" (UNSHADED) PER. COMMUNITY-PANEL NUMBER 2900860025 B 4/16/2003.

ANY FILL WITHIN THE 100 YEAR FLOODPLAIN REQUIRES A "NO-RISE" PERMIT FROM THE COUNTY FLOODPLAIN ADMINISTRATOR.

ANY STRUCTURES PROPOSED ON EITHER LOT WILL REQUIRE A FLOODPLAIN ELEVATION CERTIFICATE PRIOR TO OBTAINING BUILDING PERMITS, INCLUDING THE SEPTIC SYSTEM.

THE REVISED BASE FLOOD ELEVATION OF 888.0 FEET WAS APPROVED BY CLAY COUNTY, MAY 20, 2005.





LOCATION MAP
T-53-32
NOT TO SCALE

LEGEND

These standard symbols will be found in the drawing.

- POWER POLE
- ELECTRIC BOX
- WATER VALVE
- FOUND IRON BAR
- GUY WIRE
- UNDERGROUND TELEPHONE
- SET 1/2" IRON BAR UNLESS NOTED
- SECTION CORNER

DEVELOPMENT PROPOSED BY:
MARTY COLDREN
11215 C HIGHWAY
HOLT, MO. 64048
816-628-5492

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

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

FINAL PLAT		
DRAWN MAN	DATE 12/20/04	FOR: MARTY
APPROVED NLS	DATE 12/20/04	COLDREN
SCALE 1" = 150'	SHEET 1	PROJECT NO. 2004140

http://www.ClayCoGov.com