Clay County, Missouri
Land Survey Document

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Recorded in Clay County, Missouri
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Grantor: CLAYCO DEVELOPMENT CORP
Grantee: LOCUST GROVE
Robert T Sayler, Recorder

REPLAT OF LOT 4 LOCUST GROVE

FINAL PLAT

DESCRIPTION

All of Lot 4 in Locust Grove, a subdivision in Sections 22, 27 and 28, Township 53 North of the Base Line, Range 30 West of the Fifth Principal Meridian, recorded in Cabinet "C" at Sleeve 339 in Clay County, Missouri. Containing 56.38 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.) and a Northland Trails dedicated easement. 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 LOT 4, LOCUST GROVE and shall consist of a total of two (2) lots.

In testimony whereof, the President and Secretary of Clayco Development Corporation have subscribed their names on this 11th day of August, 2005.

Dalny R Lewellen, Clayco Development Corp Leslie M Jones III, Clayco Development Corp

Be it remembered that on this 11th day of August, 2005, 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 Ray, SS

My commission expires : 2-2-2006 Notary Public

APPROVALS AND ACCEPTANCES

This REPLAT OF LOT 4, LOCUST GROVE has been submitted to and considered by the Clay County Planning Commission on this 5th day of July, 2005.

Chairman, Planning Commission Director, Planning Commission

These easements and rights-of-way were accepted by the County Commission of Clay County, Missouri, this 25th day of July, 2005. Resolution Number 2005-301.

Presiding Commissioner

Western Commissioner

Eastern Commissioner

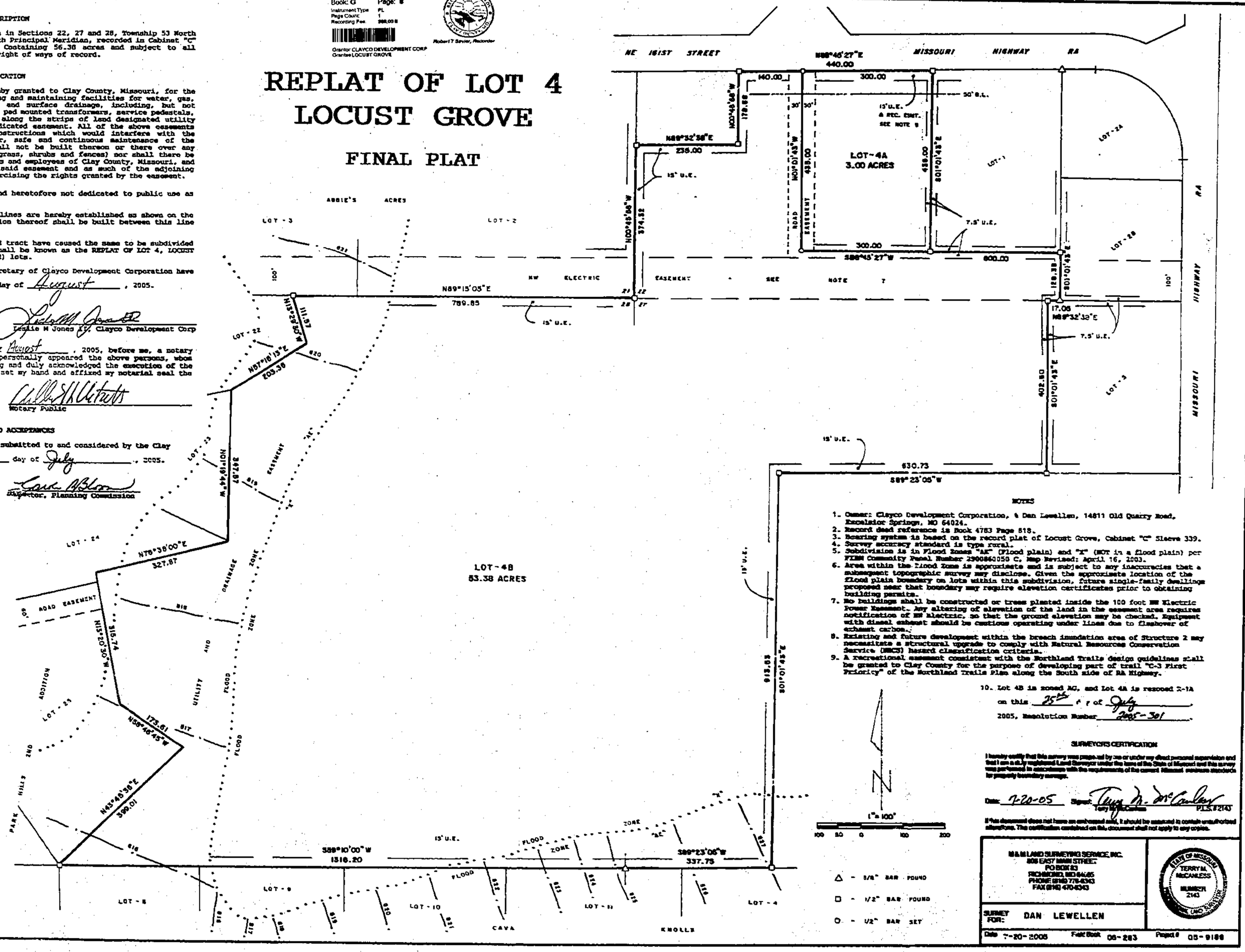
County Counselor

Attest: County Clerk

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 this _____ day of _____, 2005, in Cabinet _____ at Sleeve _____ at _____ a./pm o'clock.

Record of Deeds



NOTES

1. Owner: Clayco Development Corporation, & Dan Lewellen, 14811 Old Quarry Road, Excelsior Springs, MO 64024.
2. Record deed reference is Book 4783 Page 818.
3. Bearing system is based on the record plat of Locust Grove, Cabinet "C" Sleeve 339.
4. Survey accuracy standard is type rural.
5. Subdivision is in Flood Zones "AE" (Flood plain) and "X" (NOT in a flood plain) per FIRM Community Panel Number 2900860050 C, Map Revised: April 16, 2003.
6. Area within the Flood Zone is approximate and is subject to any inaccuracies that a subsequent topographic survey may disclose. Given the approximate location of the flood plain boundary on lots within this subdivision, future single-family dwellings proposed near that boundary may require elevation certificates prior to obtaining building permits.
7. No buildings shall be constructed or trees planted inside the 100 foot NW Electric Power Easement. Any altering of elevation of the land in the easement area requires notification of NW Electric, so that the ground elevation may be checked. Equipment with diesel exhaust should be cautious operating under lines due to flashover of exhaust carbon.
8. Existing and future development within the breach inundation area of Structure 2 may necessitate a structural upgrade to comply with Natural Resources Conservation Service (NRCS) hazard classification criteria.
9. A recreational easement consistent with the Northland Trails design guidelines shall be granted to Clay County for the purpose of developing part of trail "C-3 First Priority" of the Northland Trails Plan along the South side of RA Highway.
10. Lot 4B is zoned AG, and Lot 4A is rezoned I-1A on this 25th day of July, 2005, Resolution Number 2005-301.

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: 7-20-05 Signed: Terry M. McCanless P.L.S. #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.
808 EAST MAIN STREET
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RICHMOND, MO 64085
PHONE (816) 776-4343
FAX (816) 470-4343

STATE OF MISSOURI
TERRY M. McCANLESS
NUMBER 2143
LAND SURVEYOR

SURVEY FOR: DAN LEWELLEN

Date 7-20-2005 Field Book 06-283 Project # 05-9188

Cody 4
10/4/05 CM