Clay County, Missouri
Land Survey Document

Recorded in Clay County, Missouri
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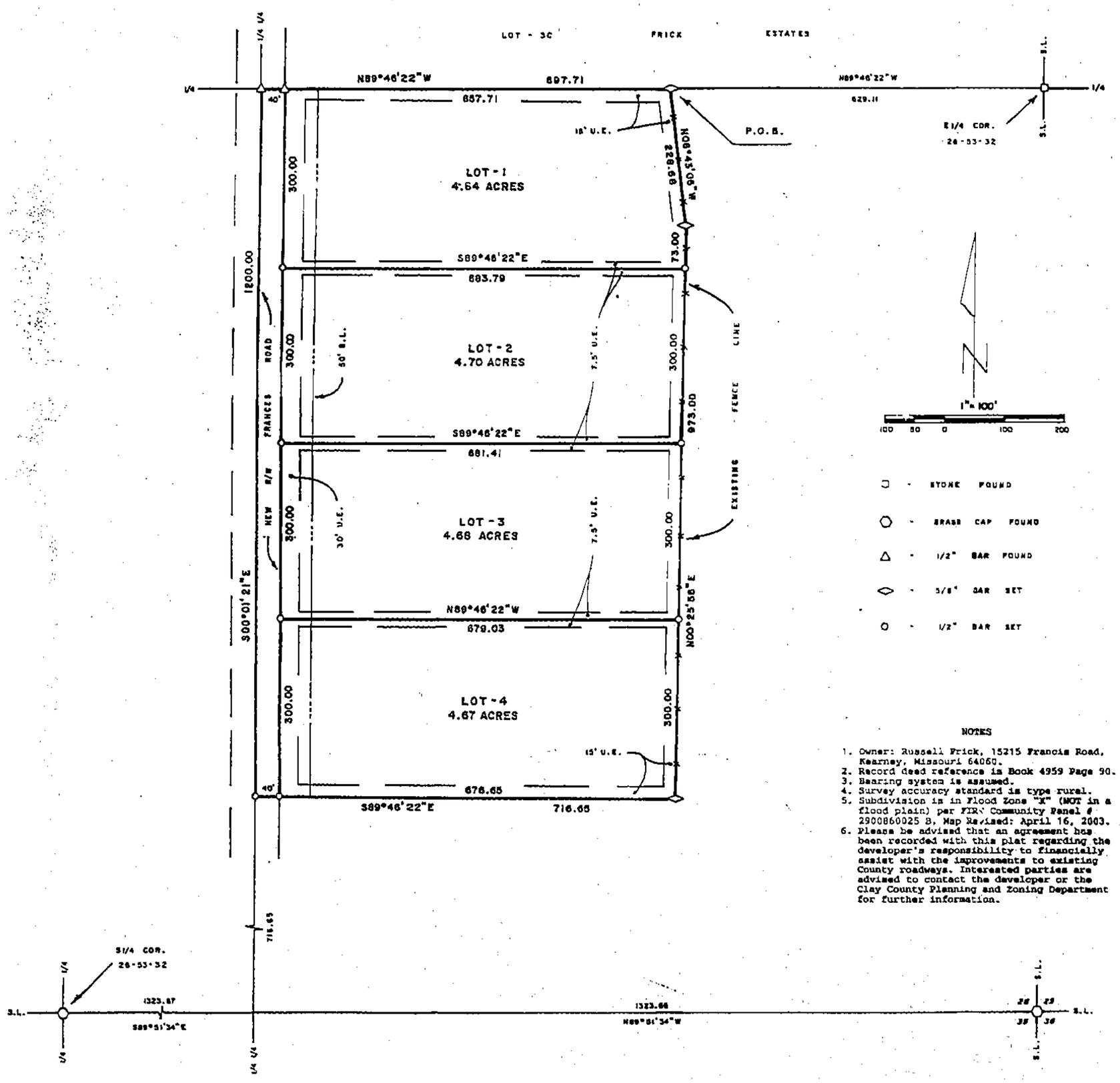
Instrument Number: 2006003201
Book: G Page: 42
Instrument Type: PL
Page Count: 1
Recording Fee: $66.00 S
Grantor: FRICK, RUSSELL C
Grantee: CCC ESTATES
Robert T Sarver, Recorder

CCC ESTATES

FINAL PLAT



NOTES

1. Owner: Russell Frick, 15215 Francis Road, Kearney, Missouri 64060.
2. Record deed reference is Book 4959 Page 90.
3. Bearing system is assumed.
4. Survey accuracy standard is type rural.
5. Subdivision is in Flood Zone "X" (NOT in a flood plain) per FIRM Community Panel # 2900860025 B, Map Revised: April 16, 2003.
6. 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 the Clay County Planning and Zoning Department for further information.

DESCRIPTION

That portion of the NE¼ of the SE¼ in Section 26, Township 53 North of the Base Line, Range 32 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at a point on the North line of said NE¼ SE¼ that is N89°46'22"W, 629.11 feet from the E¼ corner of said Section 26; thence N89°46'22"W, 697.71 feet along said North line to the NW corner of said NE¼ SE¼; thence S00°01'21"E, 1200.00 feet along the West line of said NE¼ SE¼; thence S89°46'22"E, 716.65 feet parallel with said North line; thence N00°25'56"E, 973.00 feet along an existing fence line; thence N06°43'06"W, 226.68 feet along said fence line to the point of beginning. Said portion contains 19.80 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 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 CCC ESTATES and shall consist of a total of four (4) lots.

In testimony whereof, Russell C. Frick has subscribed his name on this 12th day of December, 2005.

Russell C. Frick
Russell C. Frick

Be it remembered that on this 12th day of December, 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 Clay, SS
My commission expires : Feb 25 2008
Debra A. Doss
Notary Public

DEBRA A. DOSS
Notary Public, Notary Seal
STATE OF MISSOURI
My Commission Expires: Feb. 25, 2008

APPROVALS AND ACCEPTANCES

This plat of CCC ESTATES has been submitted and considered by the Clay County Planning Commission on this 6th day of December, 2005.

Chairman, Planning Commission

Director, Planning Commission

These easements and rights-of-way were accepted by the County Commission of Clay County, Missouri, this 19th day of December, 2005. Resolution # 2005 - 547.

Presiding Commissioner

County Counselor

Western Commissioner

Attest: 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 _____, 2005, in Cabinet _____, Sleeve _____ at _____ am/pm o'clock.

Record of Deeds

Calc. G
2/1/07

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: 12-05-05 , Signed: Terry M. McCanless
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.
605 EAST MAIN STREET
PO BOX 63
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6342

STATE OF MISSOURI
TERRY M. McCANLESS
NUMBER 2143
PROFESSIONAL LAND SURVEYOR

SURVEY FOR: RUSSELL FRICK

Date 10-24-2005 Field Book 05-286 Project # 05-9281

http://www.ClayCoGov.com