Clay County, Missouri
Land Survey Document

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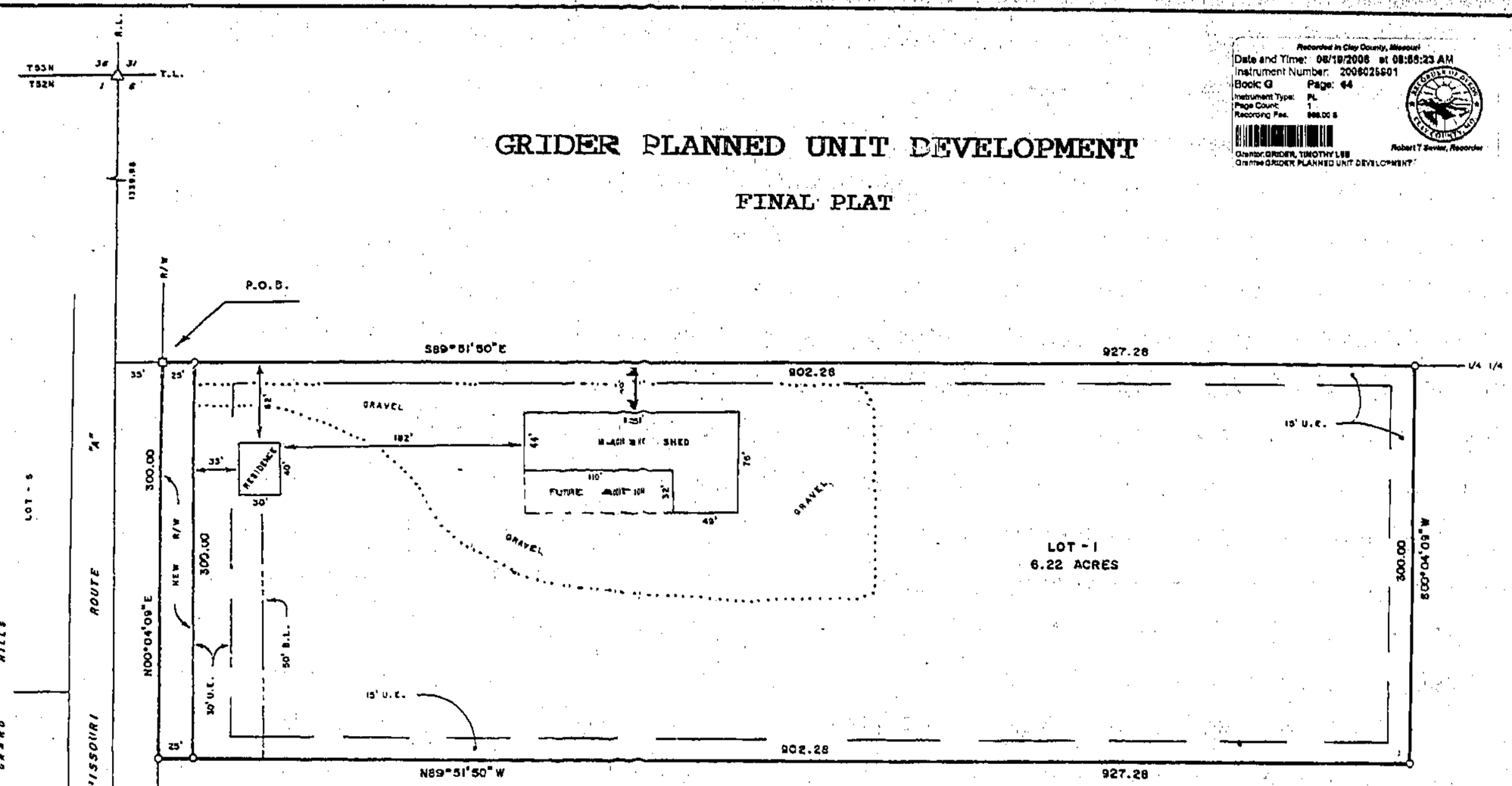
Grantor: GRIDER, TIMOTHY LEE
Grantee: GRIDER PLANNED UNIT DEVELOPMENT
Robert F Sevier, Recorder

GRIDER PLANNED UNIT DEVELOPMENT

FINAL PLAT



DESCRIPTION

That portion of the SW¼ of the NW¼ in Section 6, Township 52 North of the Base Line, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Commencing at the W¼ corner of said Section 6; thence N00°04'09"E, 1339.96 feet to the NW corner of said SW¼ NW¼; thence S89°51'50"E, 35.00 feet along the North line of said SW¼ NW¼ to the Easterly right of way line of Missouri Route "A" and to the true point of beginning; thence S89°51'50"E, 927.28 feet along said North line; thence S00°04'09"W, 300.00 feet parallel with the West line of said SW¼ NW¼ and parallel with said r.o.w. line; thence N89°51'50"W, 927.28 feet parallel with said North line to said r.o.w. line; thence N00°04'09"E, 300.00 feet along said r.o.w. line to the point of beginning. Said portion contains 6.79 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 GRIDER PLANNED UNIT DEVELOPMENT and shall consist of a total of one (1) lot.

In testimony whereof, Timothy Lee Grider has subscribed his name this 30th day of May, 2006.

Timothy Lee Grider
Timothy Lee Grider

Be it remembered that on this 30th day of May, 2006, 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 MO County of Clay, SS

My commission expires : 9-30-09

Janice R Brown
Notary Public

JANICE R. BROWN
My Commission Expires
September 30, 2009
Clay County
Commission #05405048

APPROVALS AND ACCEPTANCES

This plat of GRIDER PLANNED UNIT DEVELOPMENT has been submitted to and considered by the Clay County Planning Commission this 7th day of June, 2006.

Chairman, Planning Commission

David M. Clements, AICP
Director, Planning Commission

These easements and rights-of-way were accepted by the County Commission of Clay County, Missouri, this 27th day of June, 2006 Resolution # 2005 - 260.

Presiding Commissioner

County Counselor

Western Commissioner

Attest: County Clerk

Western Commissioner

State of Missouri
County of Clay } SS

This is to certify that this instrument was filed on this _____ day of _____, 2006, in Cabinet ____ Sleeve ____ at _____ am/pm o'clock.

Record of Deeds

NOTES

1. Owner: Timothy Grider, 14211 Highway "A", Liberty, MO 64068.
2. Applicant: Pete Grider, 14125 Highway "A", Liberty, MO 64068.
3. Record deed references are Book 3330, Pages 3 and 8.
4. Bearing system is assumed.
5. Survey accuracy standard is type rural.
6. Subdivision is in Flood Zone "X" (Not in a flood plain) per FIRM Community Panel Number 290086C0100 D, Map Revised: April 16, 2003.
7. Compliance with EPA regulations regarding hazardous waste and federal standards governing radiation, smoke, dust, toxic or waste materials must be met.
8. The property shall be inspected by the Kearney Fire District and/or the County Building Official to insure compliance with the existing Fire and Electrical Codes.
9. A hazard classification or fire rating shall be posted in the machine shed location.
10. Outdoor storage is limited to areas west of the machine shed.
11. Outdoor storage of vehicles, trailers, or similar units is permitted but shall be screened from public view either by fencing or vegetative plantings that effectively block the view of any stored vehicles or materials (other than farm equipment).
12. PUD Mixed Uses: Residential and Industrial;
    Residence - Building A - 1200 square feet maximum footprint.
    Machine Shed - Building B - 8-564 square feet maximum footprint.
    Machine Shed Addition (30x70) - Building B - 2100 sq ft max footprint.
13. Signs are not required, but may be permitted as follows:
    Entrance: 1 double faced identification sign maximum six (6) square feet in size. Residence: 1 double faced sign indicating "Private Residence" maximum three (3) square feet in size.
    Machine Shed: 1 fascia identification sign maximum 24 square feet in size.
14. The shared driveway shall have signage consistent with 911 emergency sign requirements.
15. Driveway and parking surfaces may be of gravel composition.
16. No use shall be conducted that will produce electromagnetic interference with normal radio or television reception.
17. Any activity producing heat or glare shall be carried out so it cannot be seen from any property lines.

1"=50'
50 25 0 50 100

△ - BRASS CAP FOUND

□ - 3/8" BAR FOUND

○ - 1/2" BAR SET

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: 1-5-06 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.
235 EAST MAIN STREET
PO BOX 83
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

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

SURVEY FOR: PETE GRIDER

Date 1-5-2006 Field Book 04-280 Project # 04-8590

Chk. H. 7/14/06