Clay County, Missouri
Land Survey Document

Recorded in Clay County, Missouri
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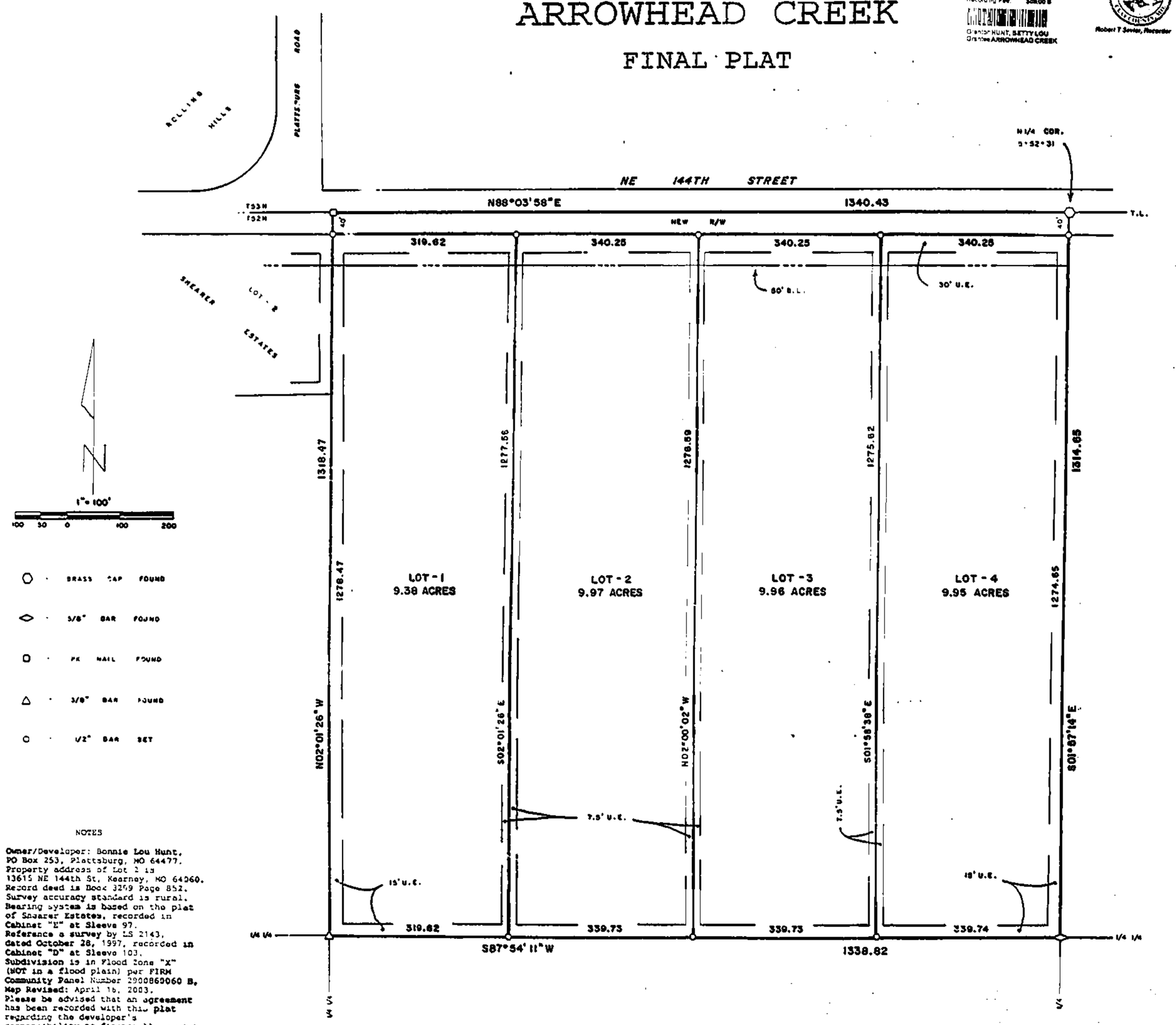
Instrument Number: 2006047137
Book: G Page: 69
Instrument Type: PL
Page Count: 1
Recording Fee: $40.00
Grantor: HUNT, BETTY LOU
Grantee: ARROWHEAD CREEK
Robert T Sevier, Recorder

ARROWHEAD CREEK

FINAL PLAT



NOTES

1. Owner/Developer: Bonnie Lou Hunt, PO Box 253, Plattsburg, MO 64477.
2. Property address of Lot 2 is 13615 NE 144th St, Kearney, MO 64060.
3. Record deed is Book 3269 Page 852.
4. Survey accuracy standard is rural.
5. Bearing system is based on the plat of Shearer Estates, recorded in Cabinet "E" at Sleeve 97.
6. Reference a survey by LS 2143, dated October 28, 1997, recorded in Cabinet "D" at Sleeve 103.
7. Subdivision is in Flood Zone "X" (NOT in a flood plain) per FIRM Community Panel Number 2000860060 B, Map Revised: April 16, 2003.
8. 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 & Zoning Department for further information.

DESCRIPTION

All of the NE¼ of the NW¼ in Section 5, Township 52 North of the Base Line, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri. Containing 40.5 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.). 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 ARROWHEAD CREEK and shall consist of a total of four (4) lots.

In testimony whereof, Bonnie Lou Hunt has subscribed her name on this 1st day of September, 2006.

Bonnie Lou Hunt
Bonnie Lou Hunt

Be it remembered that on this 1st day of September, 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 Missouri, County of Clay, SS

Deborah M. Vivano
Notary Public

My commission expires : June 17, 2008

DEBORAH M. VIVANO
Clay Co. Ky
My Commission Expires
June 17, 2008

APPROVALS AND ACCEPTANCES

This plat of ARROWHEAD CREEK has been submitted to and considered by the Clay County Planning Commission on this 7th day of March, 2006.

Chairman, Planning Commission

David M. Clements
Director, Planning Commission

These easements and rights-of-way were accepted by the County Commission of Clay County, Missouri, this 27th day of March, 2006. Resolution # 2006 - 116.

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 _____, 2006, in Cabinet _____, Sleeve _____.

Record of Deeds

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: 3-2-06 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.
606 EAST MAIN STREET
PO BOX 63
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-0343

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

SURVEY FOR:	BONNIE HUNT		
Date 2 - 2 - 2006	Field Book 97 - 196		Project # 09 - 9371

http://www.ClayCoGov.com