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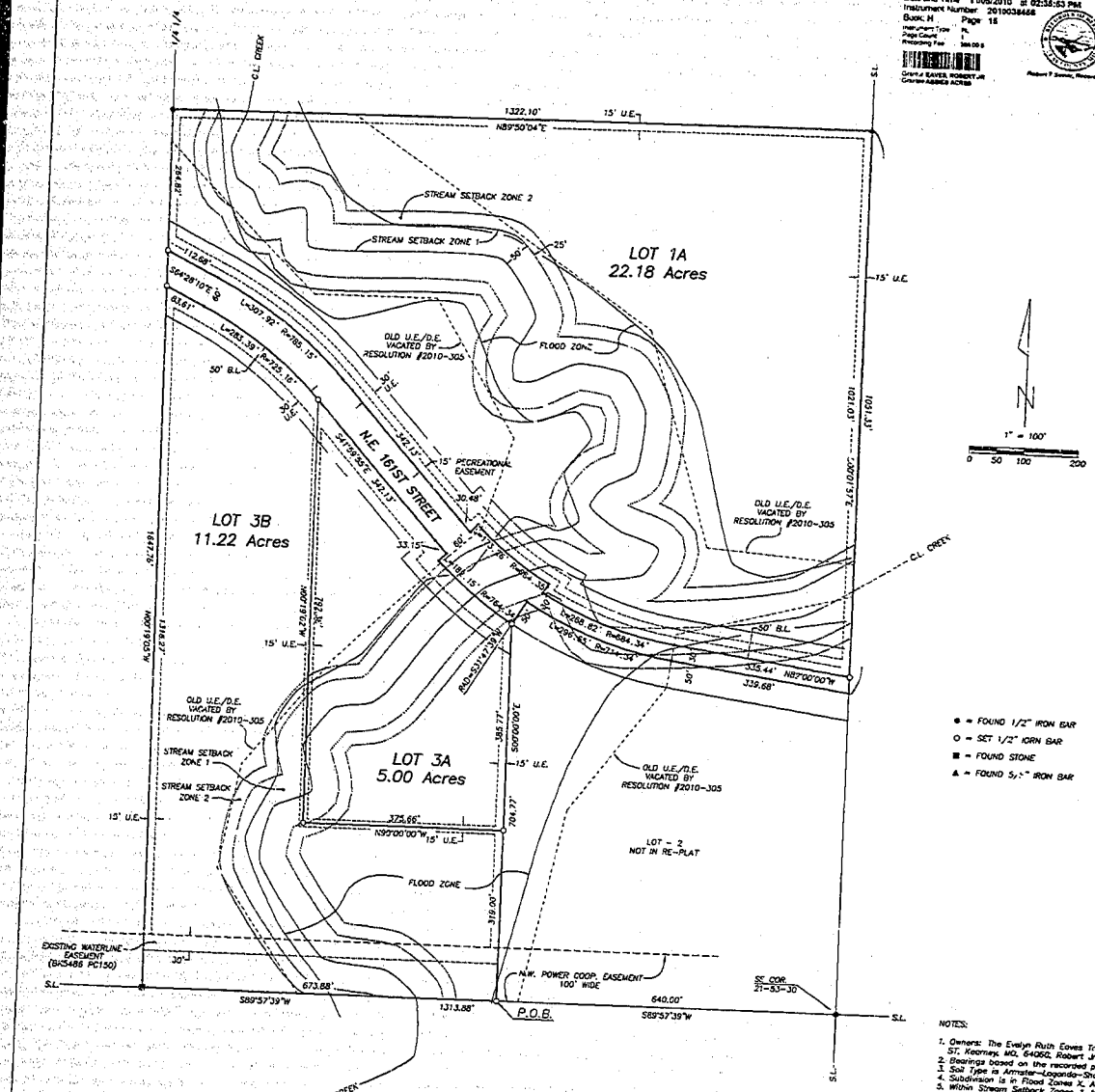
Grantor EAVES, ROBERT JR
Grantee ABBIES ACRES
Richard P. Sievers, Recorder

REPLAT OF LOTS 1 AND 3, ABBIE'S ACRES, FINAL PLAT



DESCRIPTION

THAT PORTION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 53 NORTH OF THE BASE LINE, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID SECTION 21; THENCE S89°57'39"W ALONG THE SOUTH LINE OF SAID SECTION 21, 640.00 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, AND TO THE SE CORNER OF LOT 3, ABBIE'S ACRES; THENCE CONTINUING S89°57'39"W, 673.88 FEET TO THE SW CORNER OF LOT 3, ABBIE'S ACRES; THENCE N00°19'05"W, 1647.76 FEET TO THE NW CORNER OF LOT 1, ABBIE'S ACRES; THENCE N89°50'04"E, 1322.10 FEET TO THE NE CORNER OF LOT 1, ABBIE'S ACRES, AND TO THE EAST LINE OF SAID SECTION 21; THENCE S00°01'57"E ALONG SAID EAST LINE, 1051.33 FEET TO THE CENTERLINE OF N.E. 161ST STREET; THENCE N82°00'00"W ALONG SAID CENTERLINE, 339.65 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 774.34 FEET; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°47'38", AN ARC DISTANCE OF 296.65 FEET; THENCE DEPARTING SAID CENTERLINE, S31°47'39"W, 50.00 FEET TO THE NE CORNER OF SAID LOT 3; THENCE S00°00'00"E, 704.77 FEET TO THE POINT OF BEGINNING. SAID PORTION CONTAINS 40.28 ACRES.

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 an easement or license is also hereby granted to Clay County, Missouri, for the purpose of constructing and maintaining of a portion of the Northland Trails System upon, over, under and along the strip of land designated as a Recreational Easement (R.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 know as Replat of Lots 1 and 3, Abbie's Acres and shall consist of a total of three (3) lots.

In testimony whereof, Robert Eaves, Jr., and Dorothy E. Eaves, husband and wife, and Ethel A. Taylor have subscribed their names on this 21st day of Oct 2010.

Robert Eaves, Jr.

Dorothy E Eaves

Ethel A. Taylor, Trustee of the Evelyn Ruth Eaves Trust

Be it remembered, that on this 21st day of Oct, 2010, before me, a Notary Public in and for said 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 notary seal the day and year above written.

My Commission Expires: 5-4-2013

Notary Public

APPROVALS AND ACCEPTANCES

This plat of Replat of Lots 1 and 3, Abbie's Acres has been submitted to and considered by the Clay County Planning Commission on this 7th day of September 2010.

Chairman, Planning Commission

Director, Planning Commission

These easements and rights-of-way were accepted by the County Commission of Clay County, Missouri, this 12th day of October 2010, Resolution Number 2010-304

Presiding Commissioner

County Clerk

Western Commissioner

Eastern Commissioner

Attest:

County Clerk

State of Missouri
County of Clay

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 Professional Land Surveyor under the laws of the State of Missouri, and that this survey was performed in accordance with the requirements of the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, effective September 30, 2003. If this document does not have an embossed seal and a stamp in red ink, it should be assumed to contain unauthorized alterations.

Land Surveying Service, Inc.
806 East Main Street, PO Box 83
Richmond, MO 64085
Phone (816) 776-6343
Fax (816) 470-6343

Thomas G. Sisco
MO P.L.S. 2003013180

Survey For: JIM EAVES

Date: OCTOBER 15, 2010 Field Book: 10-302 Project #: 10-26

NOTES:

1. Owners: The Evelyn Ruth Eaves Trust, 25618 NE 161st ST, Kearney, MO 64060, James D. & Debra K. Eaves, 25803 NE 161st ST, Kearney, MO, 64060, Robert Jr. & Dorothy E. Eaves, 25601 NE 161st ST, Kearney, MO, 64060.
2. Bearings based on the recorded plat of Abbie's Acres, Final Plat.
3. Soil Type is Armster-Lagonda-Sharpsburg Association.
4. Subdivision is in Flood Zones X, A & AE, per FIRM Community Panel Number 29095C0250 C, Map revised April 16, 2003.
5. Within Stream Setback Zones 1 & 2: There shall be no clearing, grading, construction or disturbance of vegetation in the stream setback easement, except as permitted by Clay County and the Corp of Engineers.
6. 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-2" of the Northland Trails Plan along the north side of N.E. 161st Street.
7. No buildings constructed or trees planted within the 100' N.W. Power Coop 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 the lines due to flashover of exhaust carbon.
8. Maximum height for all structures in this subdivision shall be in accordance with County Regulations regarding zoning and airport land use.
9. An Elevation Certificate will be required for new structures.
10. Subject to PWSD #8 Easement as installed per deed recorded at Book 4364 Page 939.

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