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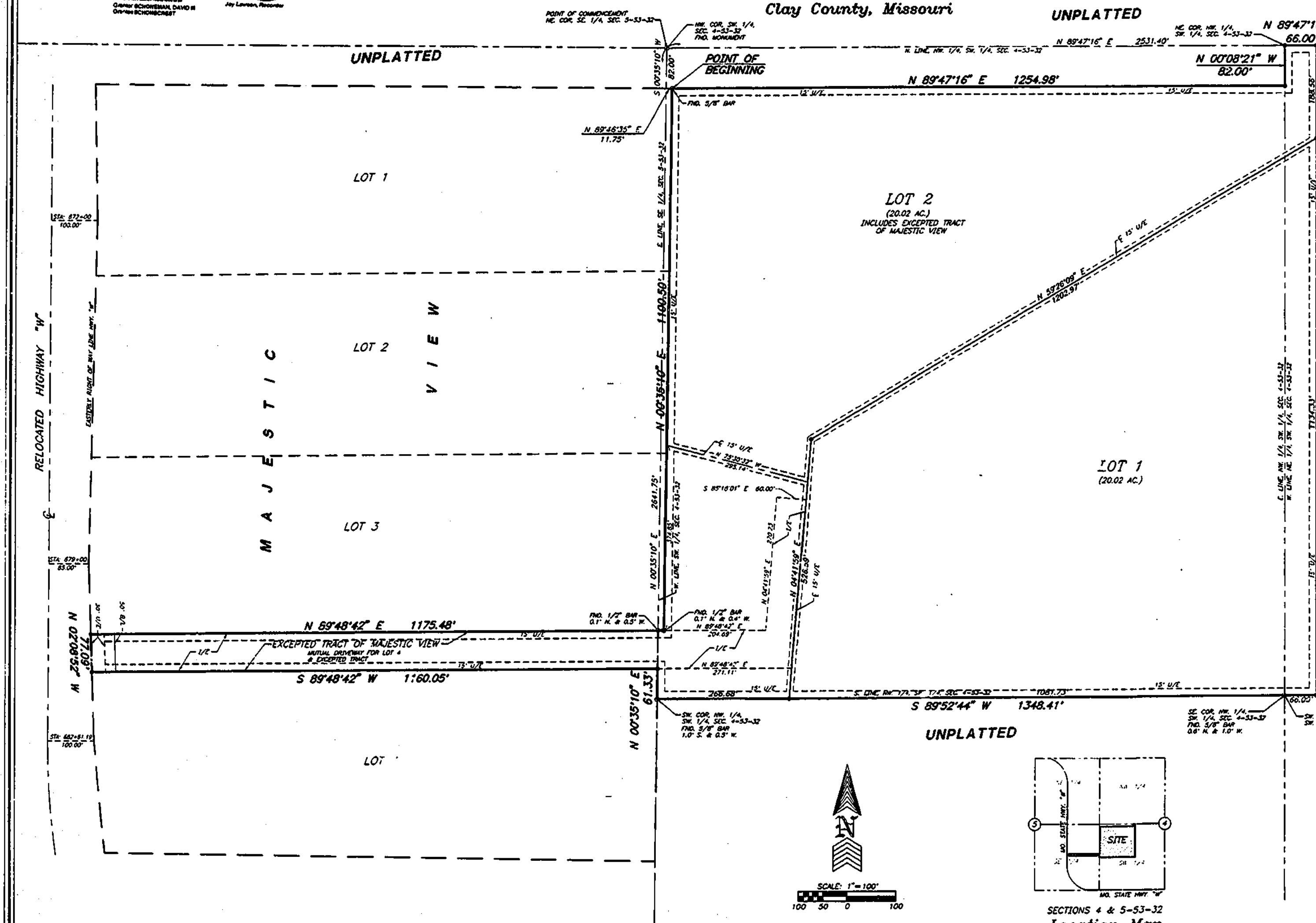
Recording Fee
Grantor SCHONEMAN, DAVID M
Grantee SCHONECREST
Jay Lawson, Recorder

SCHONECREST

A MINOR SUBDIVISION IN Clay County, Missouri



LEGEND

- ● Set Monument - 1/2" Bar w/ Cap #2074
- ○ Found Monument
- I/E Ingress Egress Easement
- U/E Utility Easement
- B/L Building Line
- N.T.S. Not to Scale
- —W— Water Line
- ℄ Center Line

GENERAL NOTES

1. Per FIRM Map No. 29008C0025 B, dated April 16, 2003, This tract of land does not lie within a regulatory floodplain.
2. Basis of Bearing: Bearings are based on Missouri State Plane Coordinate System.
3. This tract contains 1,744,070 square feet or 40.04 acres, more or less.

PROPERTY DESCRIPTION:
All that part of the Southwest Quarter of Section 4 and the Southeast Quarter of Section 5, Township 53, Range 32 all in Clay County, Missouri described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 5; thence South 00 degrees 35 minutes 10 seconds West, along the East line of the Southeast Quarter of said Section 5, a distance of 82.00 feet; thence North 89 degrees 46 minutes 35 seconds East, a distance of 11.75 feet to the Point of Beginning of the tract of land herein to be described; thence North 89 degrees 47 minutes 16 seconds East and parallel to the North line of the Southwest Quarter of said Section 4, a distance of 1254.98 feet to a point on the East line of the Northwest Quarter of the Southwest Quarter of said Section 4; thence North 00 degrees 08 minutes 21 seconds West, along the East line of the Northwest Quarter of the Southwest Quarter of said Section 4, a distance of 82.00 feet to a point on the North line of the Southwest Quarter of said Section 4; thence North 89 degrees 47 minutes 16 seconds East, along the North line of the Southwest Quarter of said Section 4, a distance of 66.00 feet; thence South 00 degrees 08 minutes 21 seconds East and parallel to the East line of the Northwest Quarter of the Southwest Quarter of said Section 4, a distance of 1322.89 feet to a point on the South line of the Northeast Quarter of the Southwest Quarter of said Section 4, said point being 60.00 feet East of the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 4; thence South 89 degrees 52 minutes 44 seconds West, along the South line of the Northeast Quarter of the Southwest Quarter of said Section 4 and the South line of the Northwest Quarter of the Southwest Quarter of said Section 4, a distance of 1348.41 feet to the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 4, said point also being on the East line of Lot 4, MAJESTIC VIEW, a subdivision of land in Clay County, Missouri; thence North 00 degrees 35 minutes 10 seconds East, along the West line of the Southwest Quarter of said Section 4 and the East line of said Lot 4, a distance of 61.33 feet to the Northeast corner of said Lot 4, also being the Southeast corner of the Excepted Tract of MAJESTIC VIEW; thence South 89 degrees 48 minutes 42 seconds West, along the North line of said Lot 4 and the South line of said Excepted Tract, a distance of 1160.05 feet to the Northwest corner of said Lot 4, also being the Southwest corner of said Excepted Tract, and also being a point on the Easterly right of way line of Relocated Highway "W"; thence North 02 degrees 08 minutes 52 seconds West, along the Westerly line of said Excepted Tract, also being the Easterly right of way line of said Relocated Highway "W", a distance of 77.09 feet to the Southwest corner of Lot 3 of said MAJESTIC VIEW, also being the Northwest corner of said Excepted Tract; thence North 89 degrees 48 minutes 42 seconds East, along the South line of said Lot 3 and the North line of said Excepted Tract, a distance of 1175.48 feet to a point 11.75 feet East of the West line of the Southwest Quarter of said Section 4, said point also being the Southeast corner of said Lot 3; thence North 00 degrees 35 minutes 10 seconds East and parallel to the West line of the Southwest Quarter of said Section 4, also being the East line of said MAJESTIC VIEW, a distance of 1100.50 feet to the Point of Beginning. Said tract of land contains 40.04 acres, more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "SCHONECREST".

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 thereover any structures (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.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

INGRESS/EGRESS EASEMENT: An easement is hereby dedicated for the use of ingress/egress over those areas depicted hereon as "Ingress/Egress Easement" or "I/E". The ingress/egress easement shall be maintained by the property owners of Lots 1, 2 and Lot 4, Majestic View as determined in the recorded shared driveway agreement. Required 911 emergency signage shall also be maintained by the property owners.

~~COVENANTS AND RESTRICTIONS: [illegible]~~ DS

This plat of SCHONECREST has been submitted to and approved by the Clay County Planning Commission this 1st day of June, 2010.

Chairman, Planning and Zoning Commission

Director, Planning and Zoning Commission

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this 28th day of June, 2010, Resolution # 2010-195

ATTEST:

Presiding Commissioner

[illegible] Counselor

Western District Commissioner

County Clerk

Eastern District Commissioner

Recorder of Deeds

STATE OF MISSOURI
COUNTY OF ______ }s.s.

This is to certify that this instrument was filed for record in the Recorder of Deeds Office on the ______ day of ______, 2010, in Cabinet ______ Sleeve ______ at ______ PM/AM O'Clock.

IN TESTIMONY WHEREOF: David M. Schoneman and Cheryl L. Schoneman, husband and wife, have subscribed their names this 15th day of June, 2010.

David M. Schoneman, husband

Cheryl L. Schoneman, wife

STATE OF Missouri
COUNTY OF Clay } S.S.

On this 18th day of June, in the year 2010, before me a notary public in and for said State, personally appeared David M. Schoneman and Cheryl L. Schoneman, husband and wife, who executed the within instrument, and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County and State the day and year last written above.

VICKI L. DURBIN
Notary Public - Notary Seal
STATE OF MISSOURI
CLAY COUNTY
My Commission Expires:

My Commission Expires: 1/20/2013

NOTARY PUBLIC

I hereby state that the plat of SCHONECREST subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: June 15, 2010 SAM A. AYLETT, PLS-2074

STATE OF MISSOURI — SAM ANTHONY AYLETT — NUMBER LS-2074 — REGISTERED LAND SURVEYOR

FINAL PLAT **SCHONECREST** Clay County, Missouri	
SAM'S SURVEY COMPANY LAND SURVEYING • CIVIL ENGINEERING • LAND PLANNING	Prepared For: DAVID SCHONEMAN 18601 HIGHWAY W SMITHVILLE, MO 64089
	SHEET 1 OF 1
Drawn By: JKR/NBM | File Name: 47755FPA | SEC: 4 & 5-53-32	Date: June 15, 2010 | Job No: 47755

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