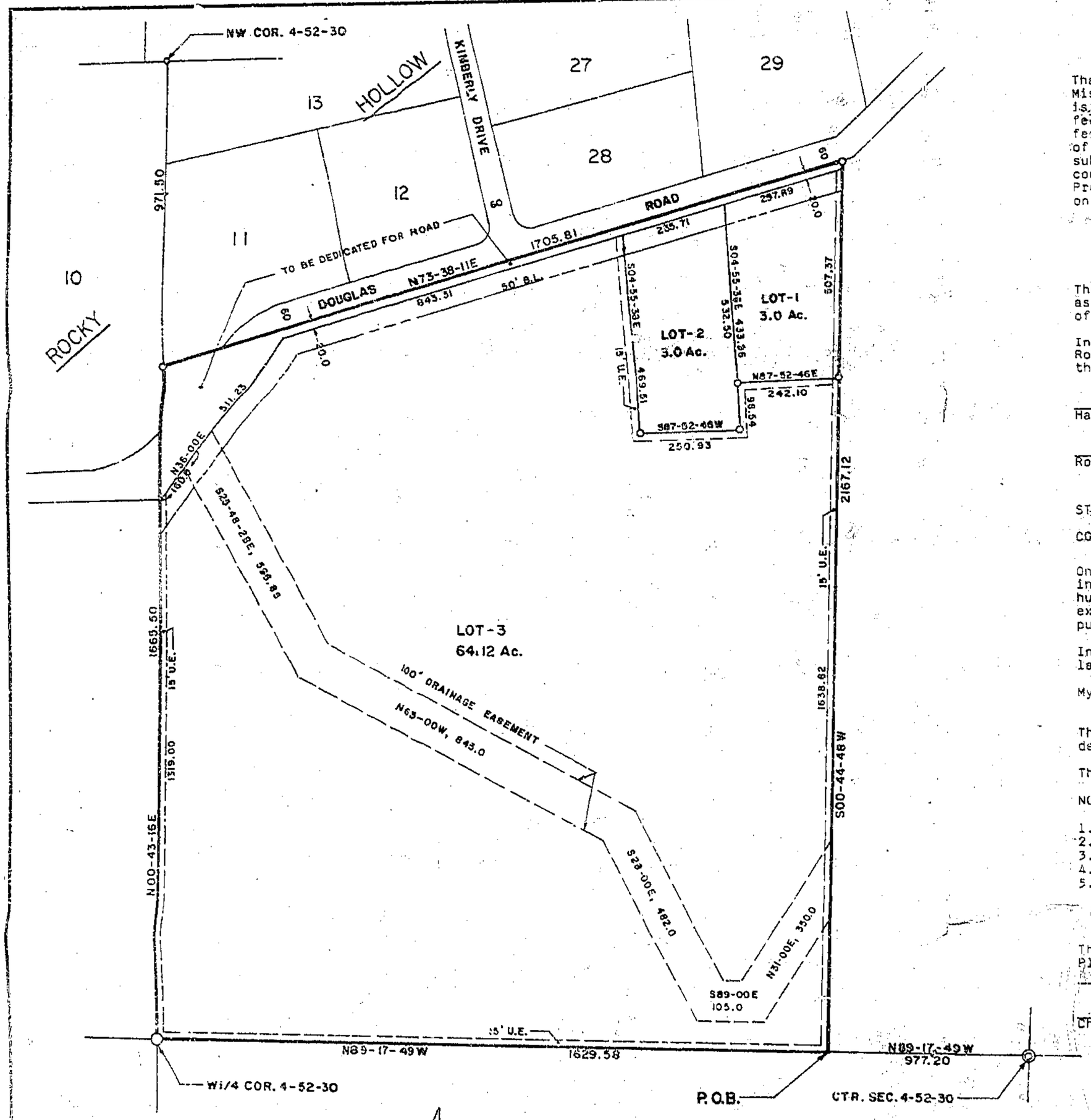
Clay County, Missouri
Land Survey Document



Filed with Missouri Department of Natural Resources
April 29 1986

DESCRIPTION

That portion of the W½ of the NW¼ of Section 4, T52N, R30W of the 5th P.M., Clay County, Missouri described as follows: Beginning at a point on the South line of said NW¼ that is N89-17-49W, 977.20 feet from the center of said Section 4; thence N89-17-49W, 1629.58 feet along said South line to the W¼ corner of said Section 4; thence N00-43-16E, 1666.50 feet along the West line of said NW¼ to the South line of "Rocky Hollow", a subdivision of record in said County; thence N73-38-11E, 1705.81 feet along the South line of said subdivision; thence S00-44-48W, 2167.12 feet to the point of beginning. Said portion contains 71.726 acres. This survey complies with the Missouri Minimum Standards for Property Boundary Surveys. Bearings derived by assuming a direction of N89-07-07W, on the South line of the SE¼ of said Section 4.

DEDICATION

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 RHODUS RANCH and shall consist of a total of three (3) lots.

In testimony whereof, Harold L. Rhodus and Connie Colleen Rhodus, husband and wife, and Robert W. Marrant and Beverly J. Marrant, husband and wife, have subscribed their names this _____ day of _____, 1985.

Harold L. Rhodus _____ Connie Colleen Rhodus _____

Robert W. Marrant _____ Beverly J. Marrant _____

STATE OF MISSOURI:
ss :
COUNTY OF CLAY :

On this _____ day of _____ in the year 1985, before me a Notary Public in and for said State, personally appeared Harold L. Rhodus and Connie Colleen Rhodus, husband and wife, and Robert W. Marrant and Beverly J. Marrant, husband and wife, who excuted the within instrument and acknowledged to me that they executed the same for the purposed therein stated.

In witness thereof: I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires: _____ Notary Public _____

The streets shown on this plat not heretofore dedicated to public use are hereby so dedicated.

The easements shown on this plat are hereby dedicated for their designated use.

NOTES:

1. Developer: Harold Rhodus, R.R. 1, Excelsior Springs, Missouri 64024
2. Zoned Agriculture
3. Subdivision in Flood Hazard Zone "C".
4. 100 Year Flood Elevation = 767.00 feet.
5. Surveyor: David J. Monroe, P.O. Box 83, Richmond, Missouri 64085

APPROVALS AND ACCEPTANCES

This plat of RHODUS RANCH has been submitted to and considered by the Clay County Planning Commission and is hereby _____. Dated this _____ day of _____, 1985.

Chairman, Planning Commission _____ Director, Planning Commission _____

Presiding Commissioner _____ Eastern Commissioner _____

Western Commissioner _____ City Councilor _____

Filed for record this _____ day of _____, 1985 at _____ and recorded in Flat Book _____, Page _____.

Clay County Recorder _____

RHODUS RANCH

FINAL PLAT

5/1/86 JM
750-Sirin

750-23299

SURVEYOR'S CERTIFICATION

I hereby certify that this plan, plat, map, survey or report 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.

Date: 9-26-1985 Signed: David J. Monroe
David J. Monroe MO. REG. NO. 1433

STATE OF MISSOURI
DAVID J. MONROE
NUMBER LS-1433
REGISTERED LAND SURVEYOR

M & M LAND SURVEYING SERVICE, INC.
RAY COUNTY COURTHOUSE
P.O. BOX 83, RICHMOND, MO 64085
OFFICE 816 / 776-6343 HOME 816 / 398-4676

SURVEY FOR: HAROLD RHODUS
EXCELSIOR SPRINGS, MO.

9-26-1985	85-22	1"= 200'	DM	85-565

LAMS BLUEPRINT CO. 221-3505

http://www.ClayCoGov.com