

LASACK VALLEY

FINAL PLAT

LASACK VALLEY SUBDIVISION DESCRIPTION:
 Those portions of the NE1/4 of the NE1/4 of Section 7 and the NW1/4 of the NW1/4 of Section 8, all in Township 52 North of the Baseline, Range 32 West of the Fifth Principle Meridian, Clay County, Missouri, described as a whole as follows: Beginning at the NW corner of said Section 8, also being the NE corner of said Section 7; thence S89°54'08"E, along the north line of the NW1/4 of the NW1/4 of said Section 8, a distance of 1300.64 feet to the NE corner of said NW1/4 of the NW1/4; thence S00°24'54"W, along the east line of the NW1/4 of the NW1/4 of said Section 8, a distance of 989.27 feet; thence N89°57'56"W, a distance of 1146.64 feet to the easterly right of way line of Mount Olivet Road; thence N26°42'24"W, along said easterly right of way line, a distance of 205.04 feet; thence northwesterly, along said easterly right of way line, and a curve to the left, having a radius of 5769.58 feet, thru a central angle of 2°12'00", an arc distance of 221.53 feet; thence N28°54'24"W, along said easterly right of way line, a distance of 221.79 feet; thence N79°00'08"E, a distance of 152.78 feet to the east line of said Section 7, also being the west line of said Section 8; thence N00°52'08"E, along said west line, a distance of 388.41 feet to the Point of Beginning. Said portions contain 29.56 acres and are subject to all easements of record.

DEDICATIONS:
 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 easement 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.

A recreational easement (R.E.) consistent with the Northland Trails design guidelines has been granted to Clay County for the purpose of developing part of trail "C-16 Third Priority" of the Northland Trails Plan along the East side of Mt. Olivet Road.

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 LASACK VALLEY and shall consist of a total of two (2) lots.

In testimony whereof, Owen Lasack and Colette Lasack, husband and wife have subscribed their names this _____ day of _____, 20____.

Owen Lasack _____ Colette Lasack _____

STATE OF MISSOURI)
 SS)
 COUNTY OF CLAY)

On this day _____ of _____, 2014 before me a Notary Public in and for said State, personally appeared the above persons, who executed the within instrument and acknowledged to me that executed the same for the purposes herein stated.

My Commission expires: _____ Notary Public _____

CLAY COUNTY APPROVALS AND ACCEPTANCES

This plat of LASACK VALLEY has been submitted and considered by Clay County Planning and Zoning Commission, and is _____ this _____ day of _____, 20____.

Chairman, Planning and Zoning _____ Director, Planning and Zoning _____
 Presiding Commissioner _____ Eastern Commissioner _____
 Western Commissioner _____ County Counselor _____

These easements and right-of-way accepted by the Governing Body of Clay County, MO., this _____ day of _____, 20____.

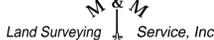
County Clerk _____
 Entered on transfer record this _____ day of _____, 20____

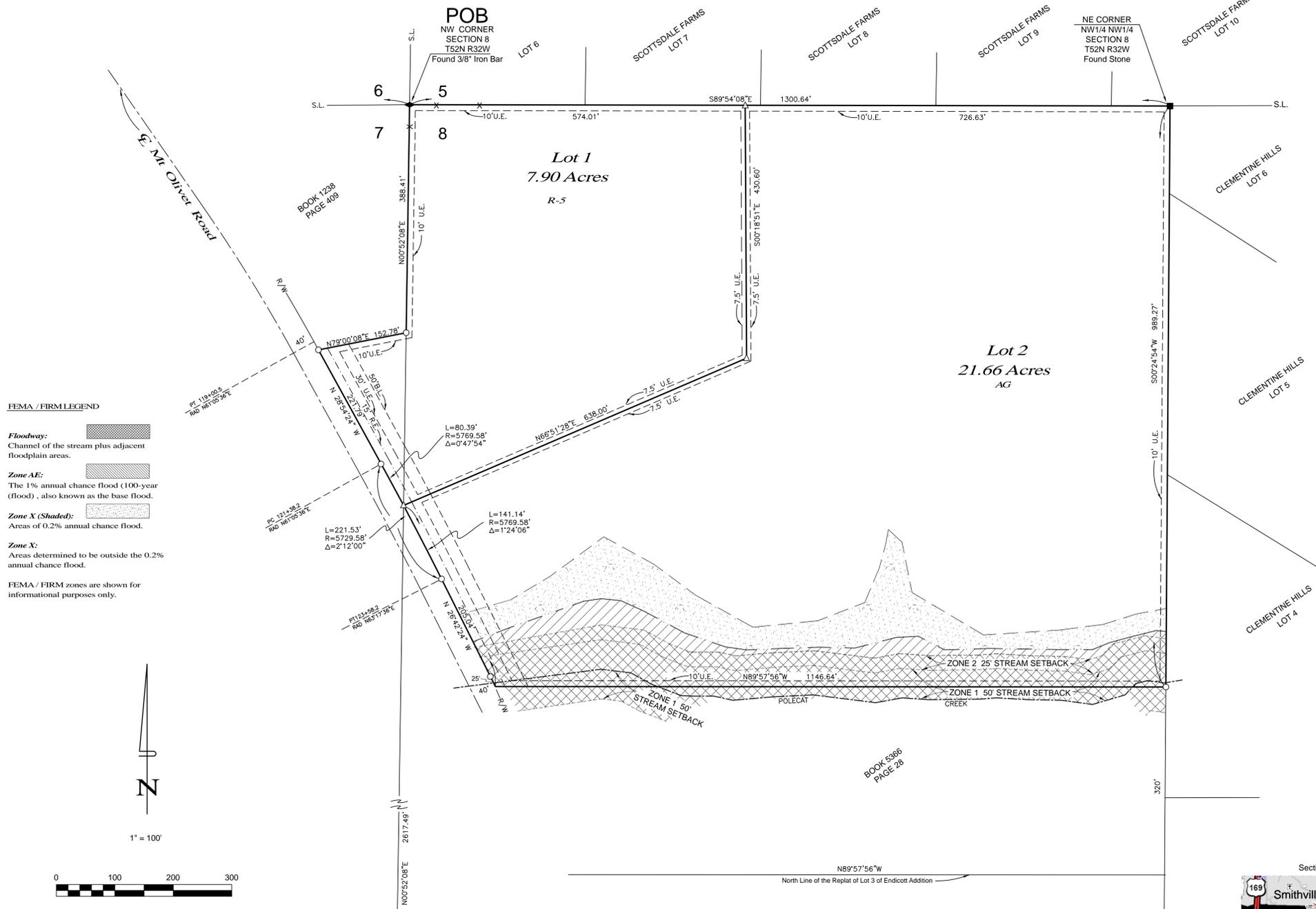
SURVEYOR'S CERTIFICATION

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.

Date: _____ Signed: _____ Terry M. McCanless MO PLS #2143

If this document does not have an embossed seal and a stamp in red ink, it should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

 Land Surveying & Service, Inc. 806 East Main Street, PO Box 83 Richmond, MO 64085 Phone (816) 776-6343 Phone (816) 470-6343 Professional Land Survey Corporation No. LS174D	
Survey For: Owen & Colette Lasack Clay County, Missouri	Date: November 10, 2014 Project #: 14-149



FEMA / FIRM LEGEND

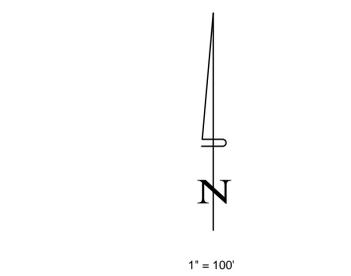
Floodway: Channel of the stream plus adjacent floodplain areas.

Zone AE: The 1% annual chance flood (100-year flood), also known as the base flood.

Zone X (Shaded): Areas of 0.2% annual chance flood.

Zone X: Areas determined to be outside the 0.2% annual chance flood.

FEMA / FIRM zones are shown for informational purposes only.



LEGEND

○ = SET 1/2" IRON BAR
 △ = SET 5/8" IRON BAR
 ● = FOUND 1/2" IRON BAR
 ▲ = FOUND 5/8" IRON BAR
 ■ = FOUND STONE
 ◆ = FOUND 3/8" IRON BAR
 U.E. = UTILITY EASEMENT
 B.L. = BUILDING LINE
 R.E. = RECREATIONAL EASEMENT

- NOTES:**
1. Owners: Owen and Colette Lasack, 13513 Mt. Olivet Road, Smithville, MO., 64089
 2. Survey accuracy is type RURAL.
 3. Bearing System is based on Missouri State Plane Grid West Zone.
 4. All distances shown are in ground feet.
 5. Reference Deed: Book 7208 at Page 151.
 6. Reference Surveys: Clementine Hills, recorded in Plat Book 18 at Page 50 Scottsdale Farms, recorded in Plat Book 18 at Page 67
 7. This parcel is within the following Flood Hazard Areas: "AE", "X shaded" and "X", per FIRM Community Panel 2900860055B with an effective date of April 16, 2003.
 8. Within Stream Setback Zones 1 & 2, there shall be no clearing, grubbing, grading, construction or disturbance of vegetation in the stream setback easement, except as permitted by Clay County.
 9. A Recreation Easement (R.E.) consistent with the Northland Trails design guidelines has been granted to Clay County for the purpose of developing part of trail "C-16 Third Priority" of the Northland Trails Plan along the East side of Mt. Olivet Road.
 10. New structures on Lot 2 will require a Certification of Elevation before a building permit can be issued.

