A REPLAT OF LOT 2, M & S RANCH

FINAL PLAT

A SUBDIVISION OF LAND, IN CLAY COUNTY, MISSOURI

DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "A REPLAT OF LOT 2, M & S RANCH" A MINOR SUBDIVISION OF LAND IN CLAY COUNTY, MISSOURI.

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.

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO CLAY COUNTY, MISSOURI, TO LOCATE, CONSTRUCT, AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF CONDUITS FOR ALL AND ANY PURPOSE: WATER, GAS, SANITARY AND STORM SEWERS, POLES, SIGNS, WIRES AND ANCHORS OR ALL OR ANY OF THEM, OVER, UNDER, AND ALONG THE STRIPS OF LAND OUTLINED ON THIS PLAT AND DESIGNATED BY THE WORDS "UTILITY EASEMENT, DRAINAGE EASEMENT, MONUMENT EASEMENT.

STREETS: THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2016.

A REPLAT OF LOT 2, M & S RANCH

_____ MANFRED HETZEL _____ HORST SCHWAB

STATE OF MISSOURI)
COUNTY OF CLAY) S.S.

BE IT REMEMBERED THAT IN THIS _____ DAY OF _____, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____ TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____ _____ NOTARY PUBLIC _____ PRINT NAME

A REPLAT OF LOT 2, M & S RANCH
HAS BEEN SUBMITTED TO AND APPROVED BY THE CLAY COUNTY PLANNING COMMISSION.

THIS _____ DAY OF _____ 2016.

COUNSELOR CHAIRMAN DIRECTOR

THESE EASEMENTS AND RIGHT OF WAYS ACCEPTED BY THE COUNTY GOVERNING BODY OF CLAY COUNTY, MISSOURI, THIS _____ DAY OF _____, 2016.

ATTEST: PRESIDING COMMISSIONER

COUNTY CLERK WESTERN DISTRICT COMMISSIONER

EASTERN DISTRICT COMMISSIONER

STATE OF MISSOURI
COUNTY OF CLAY) S.S.

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE ON THE _____ DAY OF _____, 2016.

IN CABINET _____, SLEEVE _____ AT _____ PM/AM O'CLOCK.

DEPUTY RECORDER OF DEEDS

NOTES:

THE WORD "CERTIFY" OR "CERTIFICATION": AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THE LOCATION AND/OR EXISTANCE OF UTILITY SERVICE LINES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN HEREON.

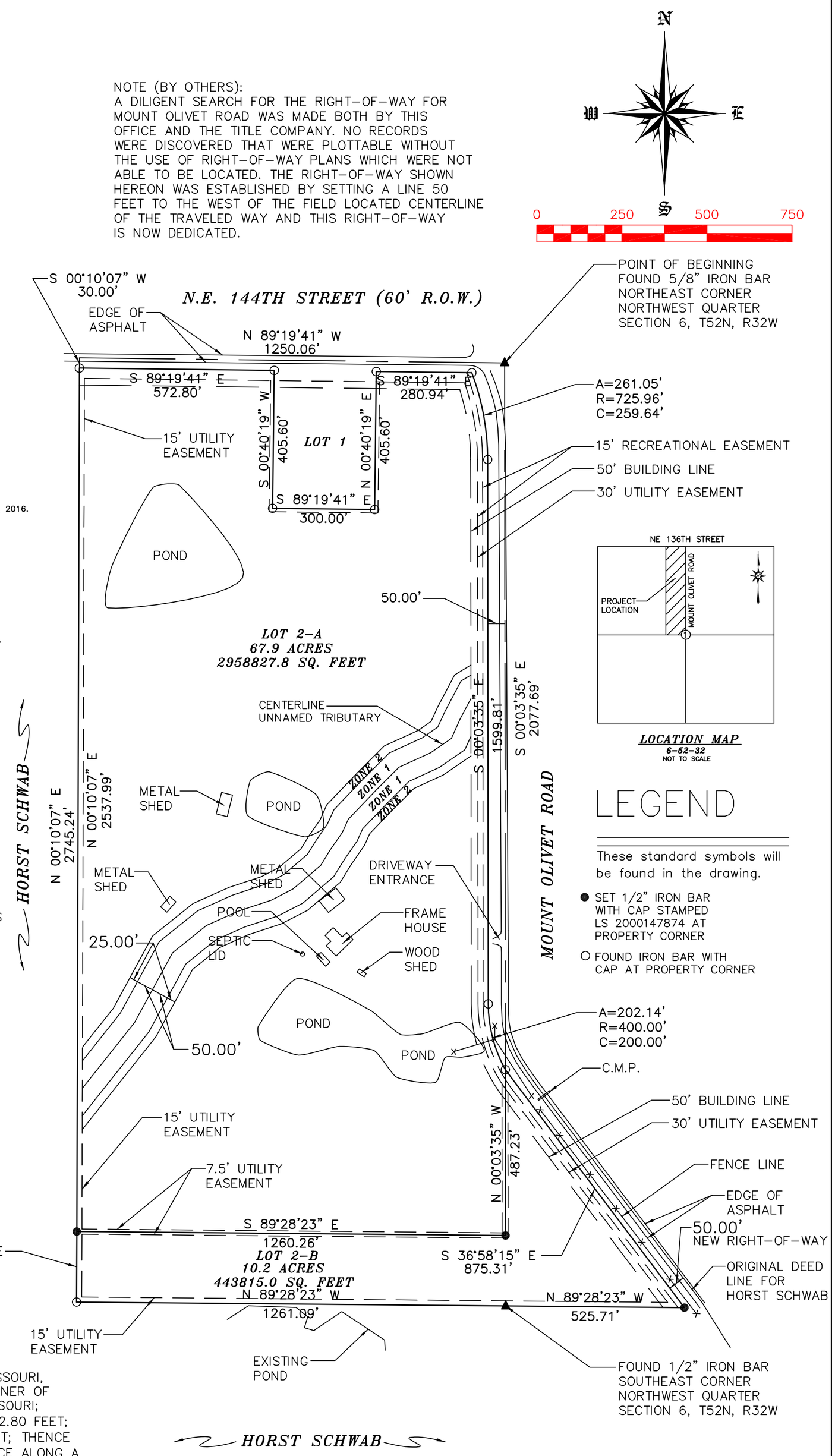
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY NELSON LAND SURVEYING INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

BASIS OF BEARINGS: M&S RANCH, A SUBDIVISION LOCATED IN CLAY COUNTY, MISSOURI.

THIS PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOODWAY PER. FIRM, MAP NUMBER 29047C0106E, DATED:08/03/2015.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE STREAM SETBACK EASEMENT EXCEPT AS PERMITTED BY CLAY COUNTY.

NOTE (BY OTHERS):
A DILIGENT SEARCH FOR THE RIGHT-OF-WAY FOR MOUNT OLIVET ROAD WAS MADE BOTH BY THIS OFFICE AND THE TITLE COMPANY. NO RECORDS WERE DISCOVERED THAT WERE PLOTTABLE WITHOUT THE USE OF RIGHT-OF-WAY PLANS WHICH WERE NOT ABLE TO BE LOCATED. THE RIGHT-OF-WAY SHOWN HEREON WAS ESTABLISHED BY SETTING A LINE 50 FEET TO THE WEST OF THE FIELD LOCATED CENTERLINE OF THE TRAVELED WAY AND THIS RIGHT-OF-WAY IS NOW DEDICATED.



PROPERTY DESCRIPTION:
ALL THAT PART OF SECTION 6, TOWNSHIP 52 NORTH, RANGE 32 WEST, CLAY COUNTY, MISSOURI, BEING MORE PARTICULLARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 2, M&S RANCH SUBDIVISION, A SUBDIVISION OF LAND LOCATED IN CLAY COUNTY, MISSOURI; THENCE ALONG SAID LOT 2 THE FOLLOWING COURSES: THENCE SOUTH 89°19'41" EAST, 572.80 FEET; THENCE SOUTH 00°40'19" WEST, 405.60 FEET; THENCE SOUTH 89°19'41" EAST, 300.00 FEET; THENCE NORTH 00°40'19" EAST, 405.60 FEET; THENCE SOUTH 89°19'41" EAST, 280.94 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 725.96 FEET, AN ARCH LENGTH OF 261.05 FEET, A CHORD DISTANCE OF 259.64 FEET AND A CHORD BEARING OF SOUTH 10°21'41" EAST; THENCE SOUTH 00°03'35" EAST, 1599.81 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, AN ARCH LENGTH OF 202.14 FEET, A CHORD DISTANCE OF 200.00 FEET AND A CHORD BEARING OF SOUTH 14°32'14" EAST; THENCE DEPARTING FROM SAID LOT 2, SOUTH 36°58'15" EAST, 875.31 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 89°28'23" WEST ALONG SAID SOUTH LINE, 525.71 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 89°28'23" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1261.09 FEET; THENCE NORTH 00°10'07" EAST ALONG THE WEST LINE OF SAID LOT 2, 2745.24 FEET TO THE POINT OF BEGINNING.

Prepared By

NELSON LAND SURVEYING INC.
PO BOX 47 Kearney, Mo. 64060 (816)903-2500
Email address: mike@nelsonlandsurveying.com

SURVEYORS 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 STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, EFFECTIVE APRIL, 2015. 4 CSR 30-16.030

DEVELOPMENT PROPOSED BY:
MANFRED HETZEL
14200 MT. OLIVET ROAD
SMITHVILLE, MO 64089
816-898-1405

MICHAEL A. NELSON, MO. L.S. NO. 2000147874

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

FINAL PLAT		
DRAWN *MAN*	DATE *01/23/16*	*FOR: MANFRED HETZEL*
APPROVED *NLS*	DATE *01/23/16*	
SCALE *1" = 250'*	SHEET *1*	PROJECT NO. *2015082*