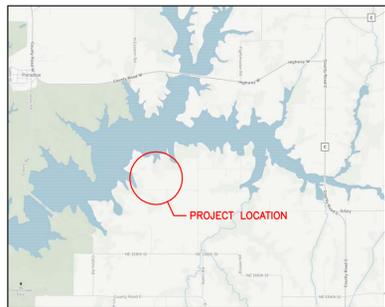
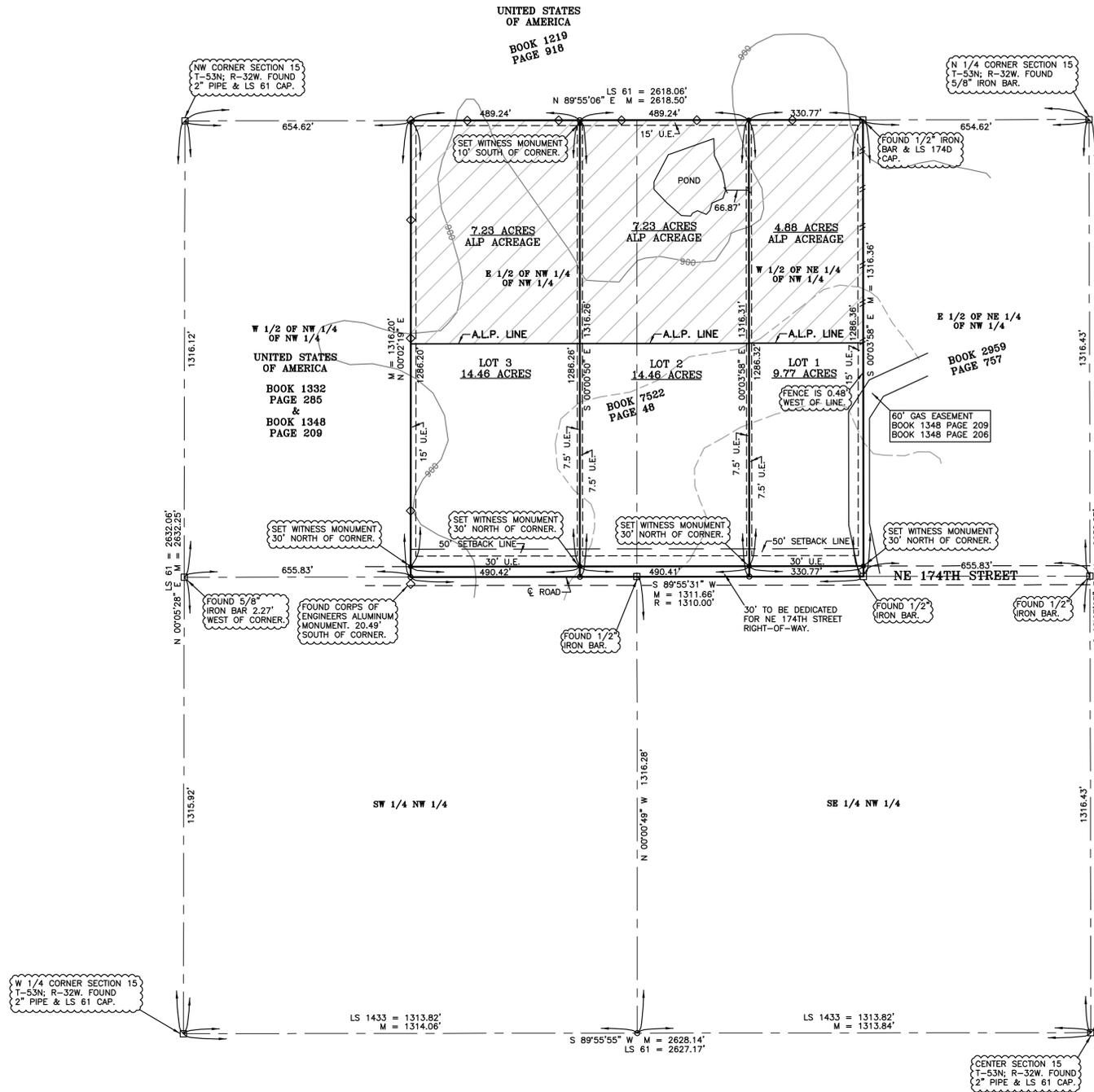


# PRELIMINARY PLAT MAC VALLEY ESTATES

A MINOR SUBDIVISION IN THE NW 1/4 SECTION 15  
T-53N; R-32W, CLAY COUNTY, MISSOURI



LEGEND	
•	DENOTES 1/2" BAR & LC 000120 CAP SET
○	DENOTES CALCULATED CORNER
□	DENOTES FOUND MONUMENT
◇	DENOTES FOUND CORPS OF ENGINEERS ALUMINUM MONUMENT
—	FENCE
M	MEASURED DISTANCE
R	RECORDED DISTANCE
U.E.	UTILITY EASEMENT
▨	A.L.P. AREA

## RECORD PROPERTY DESCRIPTION:

BOOK 7522 PAGE 48: The East Half of the Northwest Quarter of the Northwest Quarter and the West Half of the Northeast Quarter of the Northwest Quarter of Section 15, Township 53, Range 32, Clay County, Missouri.

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY that we have performed a survey and prepared the accompanying plat of the premises described herein which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

WITNESS hand and seal this Fourteenth (14th) day of June, 2016.

Richard L. Mattson, M.S.  
Surveyor, No. 112074  
**PRELIMINARY**

## SURVEYOR'S NOTES:

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- Survey is valid only if print has original seal and signature of surveyor.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record that would affect this parcel.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- The word "certify" or "certificate" 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 West line of the Northwest Quarter of Section 15, Township 53 North, Range 32 West, Clay County, Missouri bears North 00 degrees 05 minutes 28 seconds East for this survey.
- Missouri Board of Architects, Professional Engineers, and Land Surveyors classify this property as "rural" property.

## PLAT DEDICATION:

The undersigned owners of the property described herein have caused the same to be subdivided as shown on this plat and said property shall hereafter be known as:

**Mac Valley Estates**

## EASEMENT DEDICATION:

An easement or license is also hereby granted to the County of Clay, 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.).

An easement is 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 (RE).

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.

## 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.

## STREETS:

Streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

## IN TESTIMONY WHEREOF

The undersigned owner has hereunto set her hand this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Wade T. McPheeters \_\_\_\_\_ Jody Ann Carlyle \_\_\_\_\_

Jerry A. Krulic \_\_\_\_\_

STATE OF MISSOURI }  
COUNTY OF \_\_\_\_\_ }SS;

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me, a notary public in and for said County and state, came Wade T. McPheeters, Jody Ann Carlyle and Jerry A. Krulic, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

## Planning & Zoning Commission:

The plat of Mac Valley has been submitted to and considered by the Clay County Planning & Zoning Commission on this on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Chairman, Planning & Zoning Commission \_\_\_\_\_ Director, Planning & Zoning Commission \_\_\_\_\_

## County Commission:

The easements and right-of-ways were accepted by the County Commission of Clay County, Missouri on this on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Presiding Commissioner \_\_\_\_\_ County Counselor \_\_\_\_\_

Western Commissioner \_\_\_\_\_ Eastern Commissioner \_\_\_\_\_

ATTEST: County Clerk \_\_\_\_\_

State of Missouri  
County of Clay

LANDOWNER/DEVELOPER:  
Jody Carlyle  
11423 Chandler Road  
Kearney, MO 64060

PREPARED BY:  
Richard L. Mattson, M.S. PLS 2674  
Midland Surveying, Inc.  
4784 Frederick Blvd.  
St. Joseph, MO 64506

PREPARED FOR: <b>JODY CARLYLE</b>			
SECTION 15, T-53N; R-32W CLAY COUNTY, MISSOURI			
		<b>LAND SURVEYORS - PLANNERS</b>	
Midland Surveying, Inc. Missouri State Certificate of Authority #000120		501 North Market, Maryville, MO 64468 ph. (660) 582-8633 fax (660) 582-7173 4784 Frederick Blvd, St. Joseph, MO 64506 ph. (816) 233-7900 fax (816) 233-4852	
FILE: MAC-VALLEY	DATE: JUNE 14, 2016	SCALE: 1" = 200'	REVISED: SHEET NO. 1 OF 1