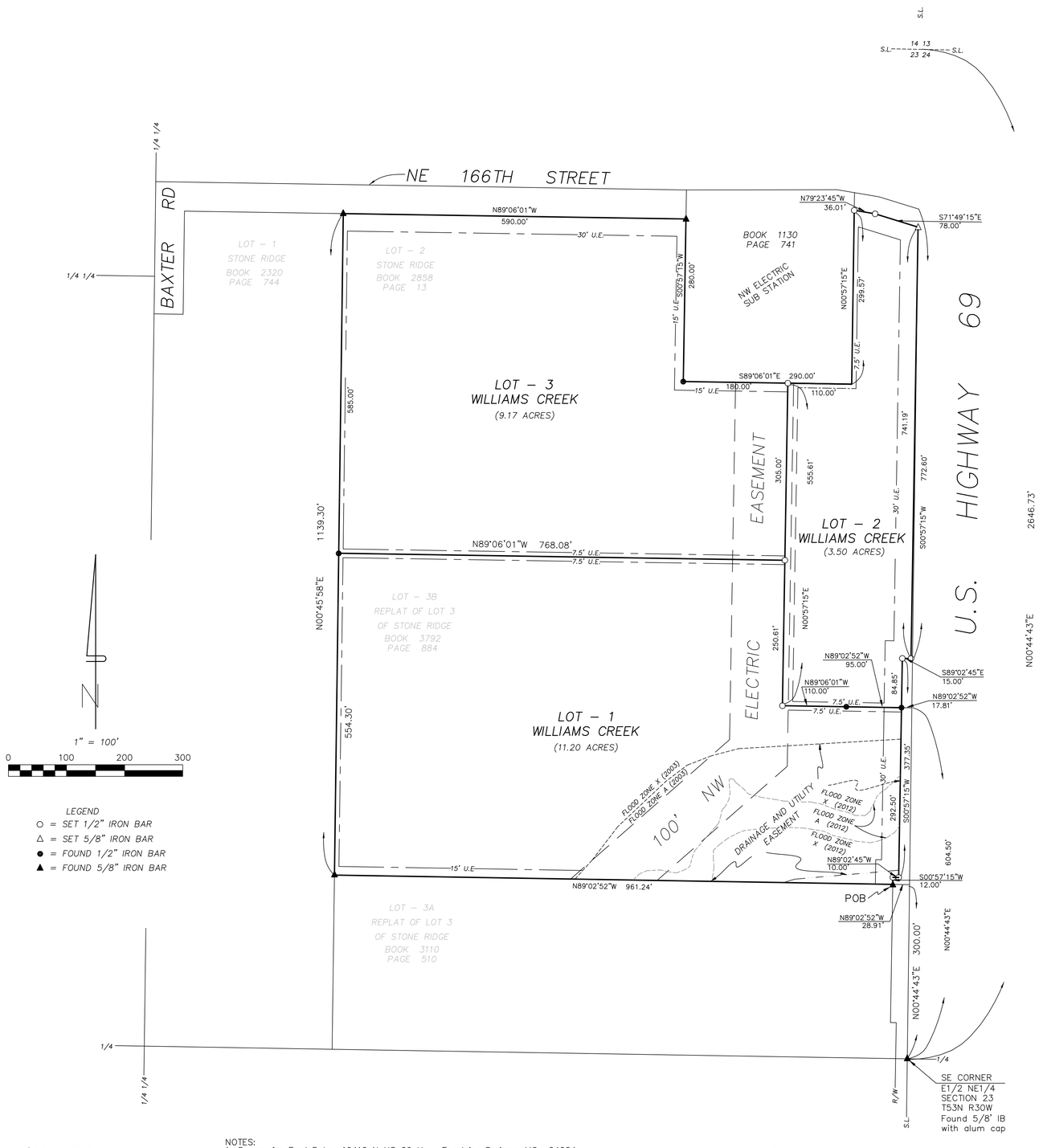
WILLIAMS CREEK

FINAL PLAT



LEGEND
- ○ = SET 1/2" IRON BAR
- △ = SET 5/8" IRON BAR
- ● = FOUND 1/2" IRON BAR
- ▲ = FOUND 5/8" IRON BAR

DESCRIPTION:
Those portions of the E1/2 of the NE1/4 of Section 23, Township 53 North of the Baseline, Range 30 West of the Fifth Principle Meridian, Clay County, Missouri, including Lot–2 of Stone Ridge, and Lot –3B of the Replat of Lot–3 of Stone Ridge, all in said E1/2 of the NE1/4, described as a whole as follows; Commencing at the SE corner of said E1/2 of the NE1/4; thence N00°44'43"E, along the east line of said E1/2 of the NE1/4, a distance of 300.00 feet; thence N89°02'52"W, a distance of 28.91 feet to the SE corner of said Lot–3B, and the Point of Beginning of said portions herein described; thence N89°02'52"W, along the south line of said Lot–3B, a distance of 961.24 feet to the SW corner of said Lot–3B; thence N00°45'58"E, along the west line of said Lot–3B and the west line of said Lot–2, a distance of 1139.30 feet to the NW corner of said Lot–2; thence S89°06'01"E, along the north line of said Lot–2, a distance of 590.00 feet to the NE corner of said Lot–2; thence S00°57'15"W, along the easterly line of said Lot–2, a distance of 280.00 feet; thence S89°06'01"E, a distance of 290.00 feet; thence N00°57'15"E, a distance of 330.00 feet to the centerline of NE 166th Street; thence S79°23'45"E, along said centerline, a distance of 43.10 feet; thence S71°49'15"E, along said centerline, a distance of 70.68 feet to the westerly right of way line of U.S. Highway 69; thence S00°57'15"W, along said westerly right of way line, a distance of 772.60 feet; thence N89°02'45"W, along said westerly right of way line, a distance of 15.00 feet; thence S00°57'15"W, along said westerly right of way line, a distance of 377.35 feet; thence N89°02'45"W, along said westerly right of way line, a distance of 10.00 feet; thence S00°57'15"W, along said westerly right of way line, a distance of 12.00 feet to the Point of Beginning. Said portions contain 23.95 acres and are subject to all easements and restrictions of record.

DEDICATIONS:
EASEMENTS: An easement or license is hereby granted to Clay County, Missouri, for the purpose of locationg, 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.

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 WILLIAMS CREEK and shall consist of a total of THREE (3) lots.

ACKNOWLEDGMENT BY HUSBAND AND WIFE

In testimony whereof, Fred H. Dehn and Iva L. Dehn, husband and wife have suscibed their names this _____ day of _____, 20____.

_____ _____
Fred H. Dehn Iva L. Dehn

STATE OF MISSOURI)
SS)
COUNTY OF _____)

On this day _____ of _____, 20__ 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

ACKNOWLEDGEMENT BY HUSBAND AND WIFE

In testimony whereof, Alfred G Rager and Nancy Lou Rager, husband and wife have suscibed their names this _____ day of _____, 20____.

_____ _____
Alfred G. Rager Nancy Lou Rager

STATE OF _____)
SS)
COUNTY OF _____)

On this day _____ of _____, 20__ 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

ACKNOWLEGMENT BY CORPORATE OFFICER

Intestimony whereof, Iva L. Dehn, Registered Agent of PRECISION REPAIR SYSTEMS, INC. has subscribed her name this _____ day of _____, 20____.

_____ _____
Iva L. Dehn

STATE OF MISSOURI)
SS)
COUNTY OF _____)

On this day _____ of _____, 20___ before me _____ a Notary Public in and for said State, personally appeared Iva L. Dehn, Registered Agent of PRECISION REPAIR SYSTEMS, INC., known to me to be the person who executed the within instrument in behalf of said incorporated company and acknowledged to me that she executed the same for the purposes herein stated.

My Commission expires:_____ _____
Notary Public

CLAY COUNTY APPROVALS AND ACCEPTANCES

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

_____ _____
Chairman, Planning and Zonning Director, Planning and Zoning

_____ _____
Presiding Commissioner Eastern Commissioner

_____ _____
Western Commissioner County Counselor

FEMA / FIRM LEGEND
Zone A:
The 1% annual chance flood (100–year (flood) , also known as the base flood.

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

FEMA / FIRM zones are shown for informational purposes only.

NOTES:
1. Survey for Fred Dehn, 16416 N US 69 Hwy, Excelsior Springs, MO., 64024
2. Survey accuracy is type RURAL.
3. Bearing System is based on Stone Ridge Subdivision Plat.
4. Reference Deed: Book 1693 Page 82–83; Book 3171 Page 399–400; Book 3792 Page 884 Book 5554 Page 34; Book 2858 Page 13
5. Reference Survey: Stone Ridge Subdivision plat, SRB C at Page 358. Replat of Lot 3 of Stone Ridge, SRB E at Page 132.
6. This parcel is within the following Flood Hazard Areas: "A" and "X",per FIRM Community Panels 2900860050C with an effective date of April 16, 2003.
7. 2012 FEMA info was provided by Clay County Planning & Zoning GIS Dept.
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. Clay County is governed by the General Fence Law of Chapter 272 of the Missouri Revised Statutes, (RSMo 272.010 – 272.136).Please read: RSMo 272.120: *Division fences are not to be removed without consent of owners.*

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____

_____
County Recorder

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, effective September 30, 2003.

Date: _____ *Signed:* _____
Terry M. McCanless MO REG #2143

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

M & M
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 Corpration No. LS174D

Survey For: Fred and Iva Dehn, Clay County , Misssouri

Date: January 30, 2015

Project #: 14–204