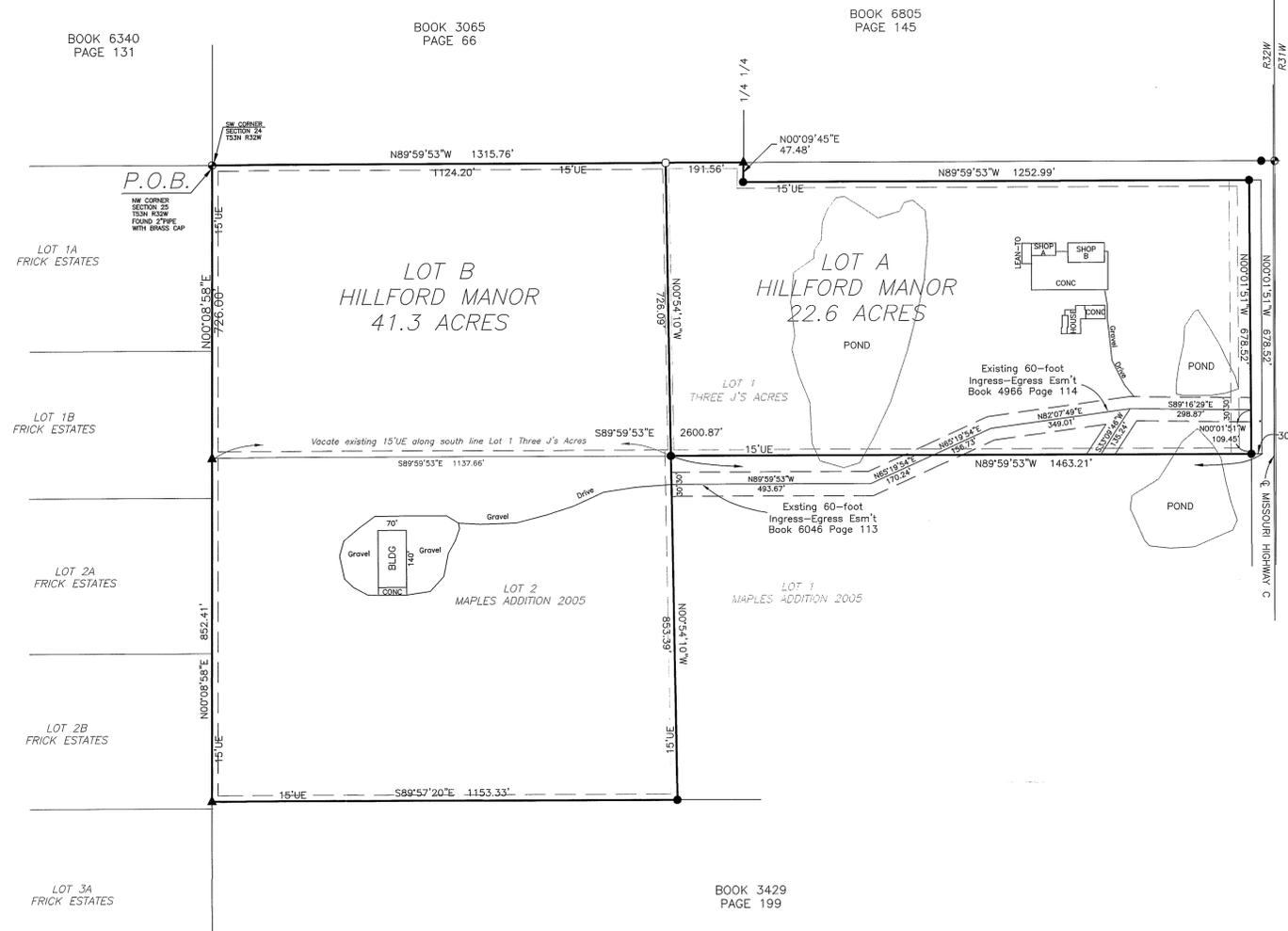


# Hillford Estates

## FINAL PLAT

A replat of Lot 1 of Three J's Acres  
and  
Lot 2 of Maples Addition 2005, Clay County, Missouri.



**DESCRIPTION:**

All of Lot 1 of Three J's Acres, as recorded in Cabinet F at Sleeve 32 and all of Lot 2 of Maples Addition 2005, as recorded in Cabinet F at Sleeve 179 in Clay County Recorder of Deeds Office, Clay County, Missouri.

**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.

**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.

**VACATION:** An existing utility easement to be vacated described as follows: Beginning at the NW corner of said NW1/4; thence S00°08'58"W, a distance of 711.00 feet to the Point of Beginning; thence N89°59'53"E, a distance of 1137.47; thence S00°54'10"E, a distance of 15 feet; thence S89°59'53"W, a distance of 1137.75 feet; thence N00°08'58"E, a distance of 15.00 feet to the Point of Beginning. The easement is hereby vacated for its designated use.

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 HILLFORD ESTATES and shall consist of a total of two (2) lots.

In testimony whereof, Steven D. McMahonill and Rebecca A. McMahonill, husband and wife have subscribed their names this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Steven D. McMahonill \_\_\_\_\_ Rebecca A. McMahonill \_\_\_\_\_

STATE OF MISSOURI )  
                                  ) SS )  
COUNTY OF CLAY    )

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 they executed the same for the purposes herein stated.

My Commission expires: \_\_\_\_\_ Notary Public \_\_\_\_\_

In testimony whereof, Brent Vanderford, a single person have subscribed his name this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Brent Vanderford \_\_\_\_\_

STATE OF MISSOURI )  
                                  ) SS )  
COUNTY OF CLAY    )

On this day \_\_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_ before me a Notary Public in and for said State, personally appeared the above person, who executed the within instrument and acknowledged to me that he executed the same for the purposes herein stated.

My Commission expires: \_\_\_\_\_ Notary Public \_\_\_\_\_

**CLAY COUNTY APPROVALS AND ACCEPTANCES**

This plat of HILLFORD ESTATES 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 \_\_\_\_\_

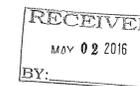
Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

County Recorder \_\_\_\_\_

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. McCasless MO PLS #2143

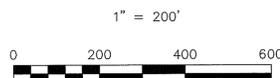
If this document does not have an embossed seal and a stamp in red ink, it should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.



<p><b>M &amp; M</b> Land Surveying Service, Inc.</p>	
<p>806 East Main Street, PO Box 83 Richmond, MO 64085 Phone (816) 776-6343 Phone (816) 470-6343</p>	
<p>Professional Land Survey Corporation No. LS1740</p>	
<p>Survey For: Rebecca McMahonill Kearney, Clay County, Missouri</p>	<p>Date: May 2, 2016 Project #: 16-53</p>

**NOTES:**

1. Owners: Lot 1 Three J's Acres; Steven & Rebecca McMahonill, 15822 C Highway, Kearney, MO., 64060  
Lot 1 Maples Addition 2005; Brent Vanderford, 15812 C Highway, Kearney, MO., 64060
2. Survey accuracy is type RURAL.
3. Bearing System is based on Three J's Acres, as recorded in Cabinet F at Sleeve 32 in Clay County Recorder's Office.
4. Reference Deed: Book 5948 Page 132, Book 6046 Page 113
5. Reference Survey: Three J's Acres, as recorded in Cabinet F at Sleeve 32 in Clay County Recorder's Office.  
Maples Addition 2005, as recorded in Cabinet F at Sleeve 179 in Clay County Recorder's Office.
6. This parcel is in Flood Hazard Area "X" (not a flood plain)  
Reference FEMA Flood Insurance Rate Map No. 29047C0050E,  
Community: Clay County, Number: 290086, Panel: 0050, Suffix: E,  
with an effective Date of August 3, 2015.



- = SET 1/2" IRON BAR
- △ = SET 5/8" IRON BAR
- = FOUND 1/2" IRON BAR
- ▲ = FOUND 5/8" IRON BAR
- ◆ = FOUND BRASS CAP

