HATCHER FARM'S

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 "HATCHER FARM'S" A 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.

HATCHER FARM'S

_____
DANNY E. HATCHER

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

HATCHER FARM'S
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:

COUNTY CLERK

PRESIDING COMMISSIONER

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

PROPERTY DESCRIPTION:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 52 NORTH, RANGE 31 WEST, IN CLAY COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 72°10'53" WEST, A DISTANCE OF 98.07 FEET, TO THE WEST RIGHT-OF-WAY LINE OF NATION ROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°02'57" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF NATION ROAD, A DISTANCE OF 1120.77 FEET; THENCE SOUTH 21°12'35" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 128.56 FEET; THENCE SOUTH 82°09'05" WEST, A DISTANCE OF 1385.57 FEET; THENCE NORTH 00°14'16" EAST, A DISTANCE OF 1429.58 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 144TH STREET; THENCE NORTH 89°59'49" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 133.18 FEET; THENCE SOUTH 00°00'11" EAST, A DISTANCE OF 178.71 FEET; THENCE NORTH 89°59'49" EAST, A DISTANCE OF 208.71 FEET; THENCE NORTH 00°00'11" WEST, A DISTANCE OF 178.71 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 144TH STREET; THENCE NORTH 89°59'49" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 998.78 FEET TO THE TRUE POINT OF BEGINNING.
SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND COVENANTS OF RECORD, IF ANY.

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.

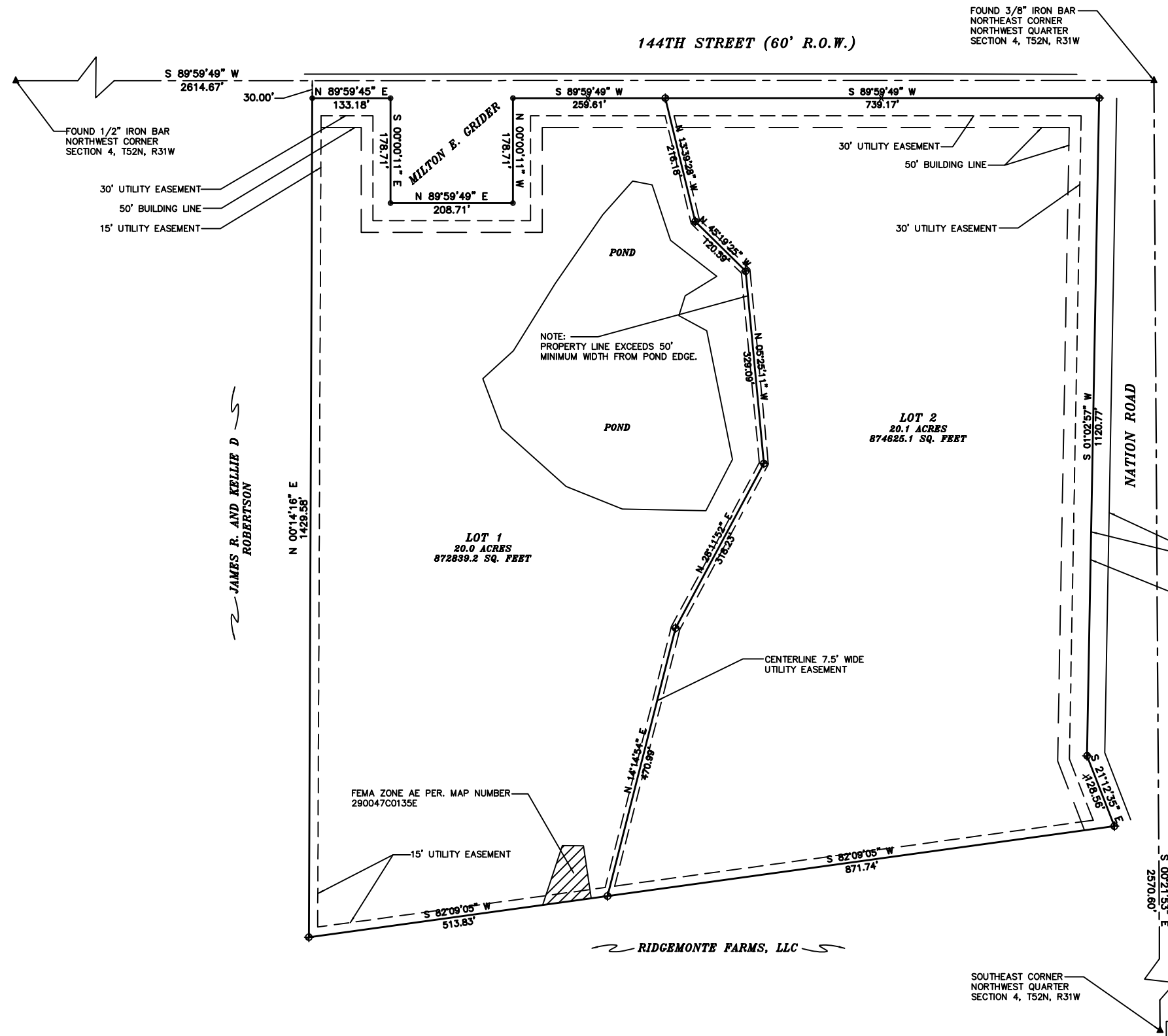
BASIS OF BEARINGS: NORTH LINE, NORTHWEST QUARTER, HAVING A BEARING OF S 89°59'49" W.

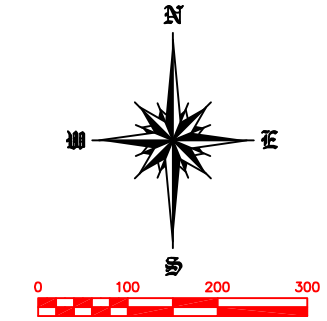
THIS PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOODWAY PER. COMMUNITY # 290086, FIRM MAP NUMBER 29047C0135E, DATED:08/03/2015.

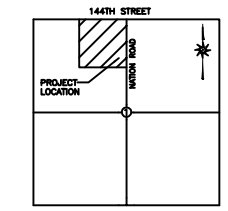
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE STREAM SETBACK EASEMENT EXCEPT AS PERMITTED BY CLAY COUNTY.

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







LOCATION MAP
6-22-16
NOT TO SCALE

LEGEND

These standard symbols will be found in the drawing.

- SET 1/2" IRON BAR WITH CAP STAMPED LS 2000147874 AT PROPERTY CORNER
- FOUND IRON BAR WITH CAP AT PROPERTY CORNER

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.

Prepared By

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

DEVELOPMENT PROPOSED BY:
DANNY E. HATCHER
110 E. KANSAS STREET
LIBERTY, MO. 64068
913-915-3501

FINAL PLAT

DRAWN	DATE	*FOR:*
MAN	*06/26/16*	*DANNY*
APPROVED	DATE	*E.*
NLS	*08/02/16*	*HATCHER*
SCALE	SHEET	PROJECT NO.
1" = 100'	*1*	*2016047*