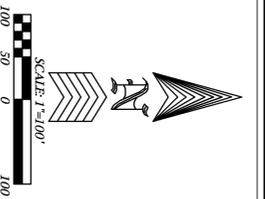
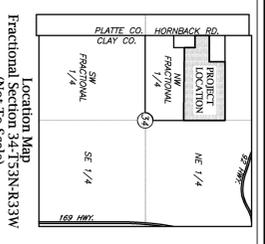


- LEGEND**
- Set Monument: 1/2" Iron Bar w/ Cap 2024 (unless otherwise noted)
  - Found Monument
  - Right of Way
  - U/E Utility Easement
  - B/L Building Line
  - FWSD Platte County Water Supply District



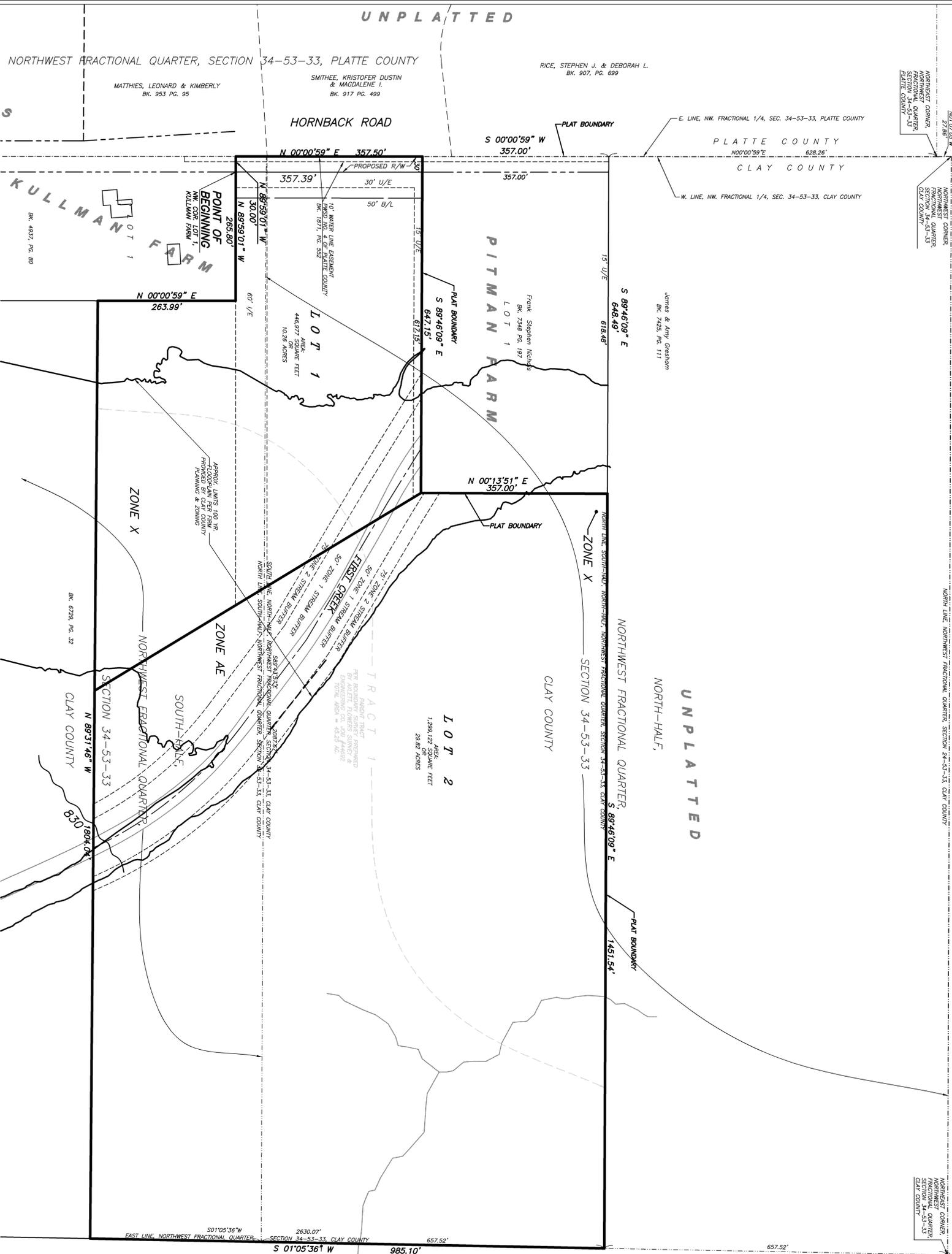
BEFORE YOU DIG: DRILL - BLAST

Call 1-800-344-7483 (MISSOURI)

# Final Plat

## NICHOLS FARM

A MINOR SUBDIVISION IN  
Clay County, Missouri



**PROPERTY DESCRIPTION**

A Tract of land being part of the Northwest Fractional Quarter of Section 34, Township 53 North, Range 33 West, all in Clay County, Missouri, more particularly described as follows: Beginning at the Northwest corner of Lot 1, KULLMAN FARM, a subdivision of land in Clay County, Missouri, according to the recorded plat thereof; thence North 89 degrees 59 minutes 01 seconds West, a distance of 30.00 feet to a point on the West line of the Northwest Fractional Quarter of said Section 34; thence North 00 degrees 00 minutes 59 seconds East, a distance of 1451.54 feet to the Northwest Fractional Quarter of said Section 34; thence North 00 degrees 00 minutes 59 seconds East, a distance of 263.99 feet to the South line of said PITMAN FARM, a distance of 647.21 feet to the Northwest Fractional Quarter of said Section 34; thence North 00 degrees 00 minutes 59 seconds East, a distance of 647.21 feet to the South East corner of said PITMAN FARM, thence North 00 degrees 13 minutes 51 seconds East, a distance of 357.00 feet to the South East corner of said PITMAN FARM, thence North 00 degrees 13 minutes 51 seconds East, a distance of 357.00 feet to the Northwest Fractional Quarter of said Section 34; thence North 00 degrees 00 minutes 59 seconds East, a distance of 263.99 feet to the West line of the Northwest Fractional Quarter of said Section 34; thence North 00 degrees 00 minutes 59 seconds East, a distance of 263.99 feet to the Northwest corner of said KULLMAN FARM, thence North 89 degrees 59 minutes 01 seconds West a distance of 265.80 feet to the point of Beginning. Said Tract contains 231,270 square feet or 40.03 acres, more or less.

**DEDICATION:** The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "NICHOLS FARM".

**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, sewerage, 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 easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper sale and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structures (except driveways, paved areas, grass strips and fences) nor shall there be any obstruction to interfere with the agents of Clay County, Missouri, in carrying out their duties and in exercising the rights granted by the easement. 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 building or portion thereof shall be built between this line and the street line.

**STREAM SETBACK:** Within Zones 1 & 2, there shall be no clearing, grading, construction or disturbance of vegetation except as permitted by Clay County, Missouri.

**IN TESTIMONY WHEREOF:** The undersigned proprietors have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Frank Stephen Nichols

STATE OF MISSOURI  
COUNTY OF \_\_\_\_\_ SS

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me, a Notary Public in and for the County of \_\_\_\_\_, Missouri, and State of Missouri, \_\_\_\_\_, who is to the 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 the year and date last written above.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

This plat of NICHOLS FARM has been submitted to and approved by the Clay County Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Chairman, Planning and Zoning Commission

\_\_\_\_\_  
Director, Planning and Zoning Commission

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2015, Resolution # \_\_\_\_\_.

ATTEST:

\_\_\_\_\_  
Presiding Commissioner

\_\_\_\_\_  
Western District Commissioner

\_\_\_\_\_  
Eastern District Commissioner

\_\_\_\_\_  
County Clerk

\_\_\_\_\_  
County Counselor

\_\_\_\_\_  
County Clerk

STATE OF MISSOURI  
COUNTY OF \_\_\_\_\_ SS

This is to certify that this instrument was filed for record in the Recorder of Deeds Office on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
In Cabinet \_\_\_\_\_ at \_\_\_\_\_ PM/AM O'Clock.  
Slewe \_\_\_\_\_

Recorder of Deeds \_\_\_\_\_

UNPLATTED

\_\_\_\_\_  
DATE: \_\_\_\_\_

\_\_\_\_\_  
SAM A. ATLETT, PLS-20774

\_\_\_\_\_  
DATE: \_\_\_\_\_

\_\_\_\_\_  
BRAD NICHOLS

\_\_\_\_\_  
PRELIMINARY PLAT  
NICHOLS FARM  
Clay County, Missouri

ATLETT SURVEY & ENGINEERING CO.  
LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING  
801 NW 72ND STREET, GLASSBORO, MO 64118  
TEL: (417) 686-5762 ~ FAX: (417) 686-5763

Prepared For:  
Brad Nichols  
8707 N. Lynda Ave.  
Kansas City, MO 64155

Date: July 31, 2015

Job No: 48987

UNPLATTED

\_\_\_\_\_  
DATE: \_\_\_\_\_

\_\_\_\_\_  
SAM A. ATLETT, PLS-20774

\_\_\_\_\_  
DATE: \_\_\_\_\_

\_\_\_\_\_  
BRAD NICHOLS

\_\_\_\_\_  
PRELIMINARY PLAT  
NICHOLS FARM  
Clay County, Missouri