

McCUBBIN FIELDS

FINAL PLAT

REPLAT OF LOT 1A, REPLAT OF LOT 1 McCUBBIN ACRES

DESCRIPTION:
All of Lot 1A of the Replat of Lot 1, McCubbin Acres, recorded in Cabinet F at Sleeve 35, in Clay County Recorder of Deeds Office, being in the W1/2 of the SE1/4 of Section 22, Township 53 North of the Baseline, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri. Contain 20.01 acres and subject to all easements of record.

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.

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.

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 McCUBBIN FIELDS and shall consist of a total of two (2) lots.

In testimony whereof, David L. McCubbin, a single person, has subscribed his name this _____ day of _____, 20____.

David L. McCubbin

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 executed the same for the purposes herein stated.

My Commission expires: _____ Notary Public

CLAY COUNTY APPROVALS AND ACCEPTANCES

This plat of McCUBBIN FIELDS 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

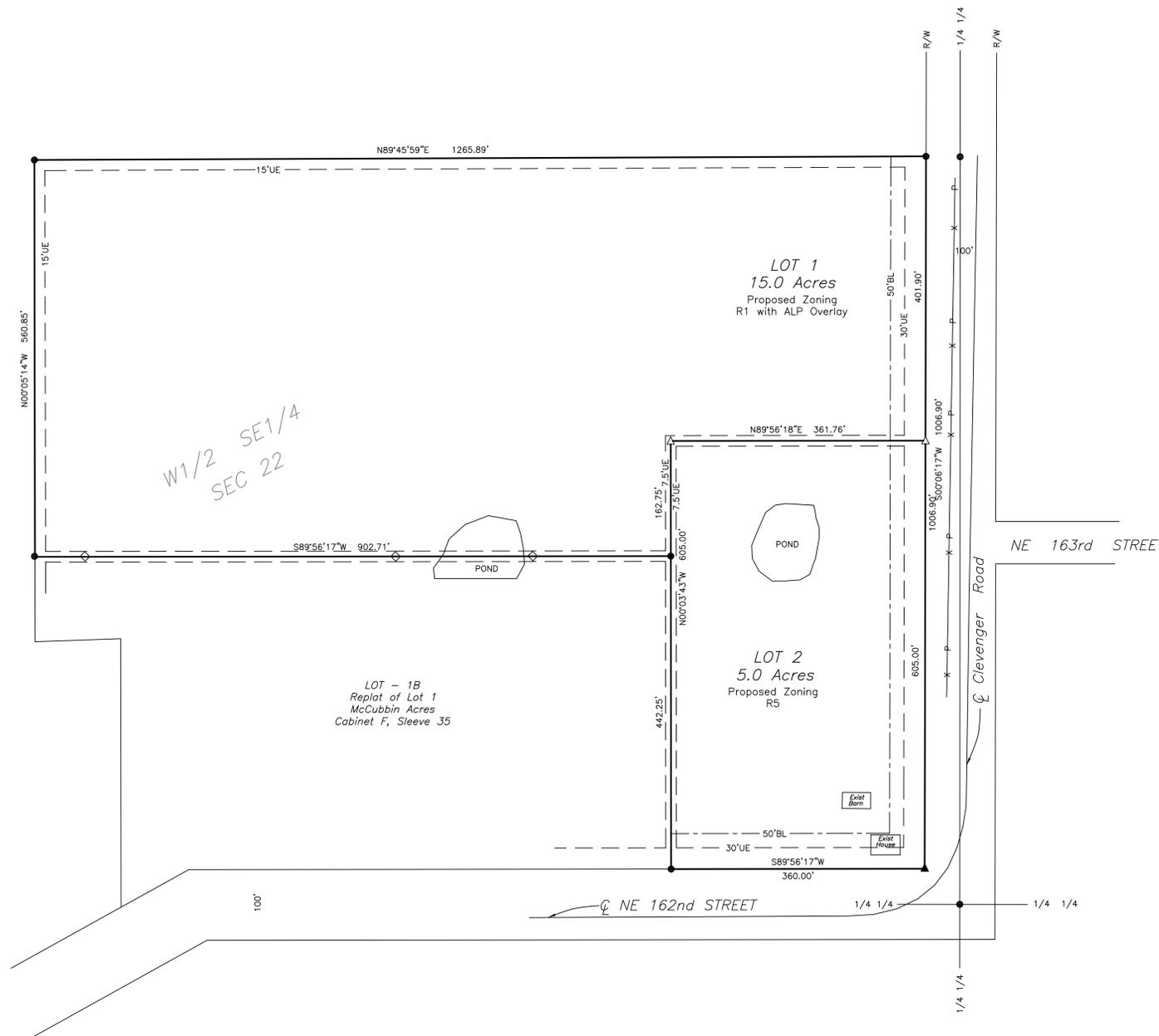
SURVEYOR'S CERTIFICATION

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.

Date: _____ Signed: _____
Terry M. McCaless 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.

 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 Corporation No. LS174D	
Survey For: David McCubbin Clay County, Missouri	Date: September 12, 2016 Project #: 16-137



CLAY COUNTY NOTES:

1. Current Zoning Classification for Subdivision is AG according to the Clay County Official Zoning Map - dated December 31, 2015.
2. Predominant soil type is Nodaway-Armster-Sharpsburg Association.
3. Topography is taken from the USGS Quadrangle.
4. 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.

NOTES:

1. Owner: David L. McCubbin, 16200 Clevenger Road, Kearney, MO., 64060
2. Survey accuracy is type RURAL.
3. Bearing System is based on Replat of Lot 1, McCubbin Acres, Cabinet F, Sleeve 35, Clay County Recorder of Deeds
4. Reference Deed: Book 3871, Page 250
5. Reference Survey: Replat of Lot 1, McCubbin Acres, Cabinet F, Sleeve 35, Clay County Recorder of Deeds
6. This parcel is in Flood Hazard Area "X" (not a flood plain).
Reference FEMA Flood Insurance Rate Map No. 29047C0070E,
Community: Clay County, Number: 290086, Panel 0070, Suffix: E,
with an effective date of August 3, 2015.
7. 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.
8. BZA Variance approved June 4, 2002, for existing house, BZA Case# 02-102BZA.

- = SET 1/2" IRON BAR
- △ = SET 5/8" IRON BAR
- = FOUND 1/2" IRON BAR
- ▲ = FOUND 5/8" IRON BAR
- ◇ = SET WOOD STAKE
- — — — — = POWER LINE
- X — X — = FENCE