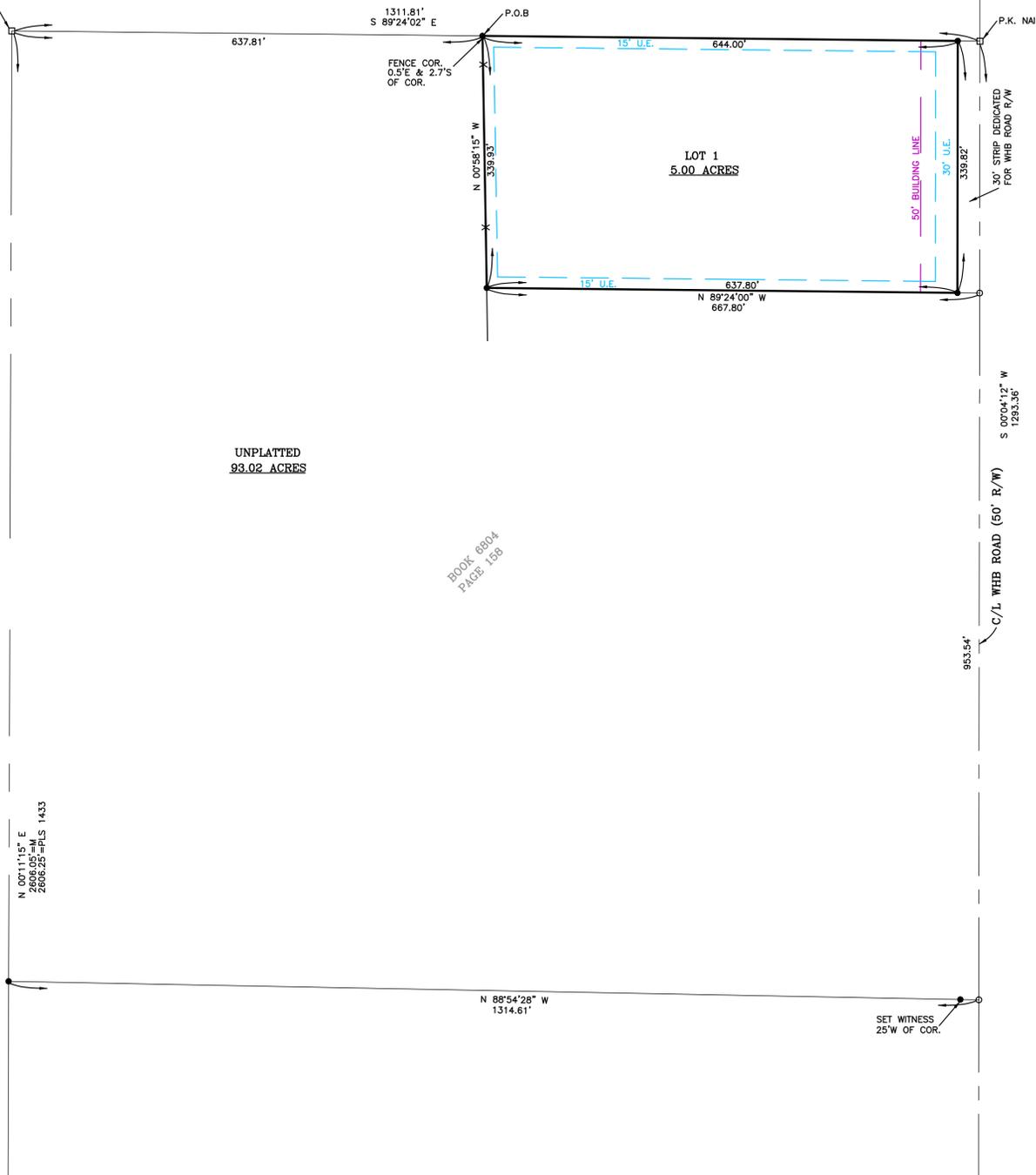


# MAHARG RIDGE FINAL PLAT

## A SUBDIVISION IN SECTION 34, T-53N; R-32W CLAY COUNTY, MISSOURI

W 1/4 COR. SEC 34  
T-53N; R-32W. FOUND  
BRASS MONUMENT DNR  
DOC#600-17115

(UNPLATTED)

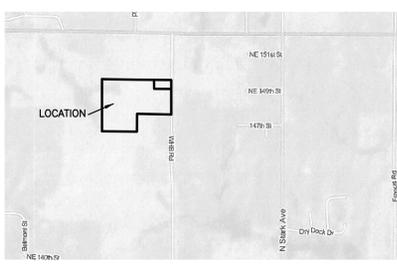


N 00°11'15\"/>

BOOK 6804  
PAGE 158

TRACT SURVEYED BY  
RICHARD L. MATTON  
PLS 2674 ON 9/19/10  
RECORDED IN BOOK D PAGE 192

SW COR. SEC 34  
T-53N; R-32W.  
FOUND BRASS  
MONUMENT DNR  
DOC#600-17136



VICINITY MAP  
(NOT TO SCALE)

**PROPERTY DESCRIPTION:**  
Beginning at the Southwest Corner of Section 34, Township 53 North, Range 32 West, Clay County, Missouri; thence with the West line of said section North 00 degrees 11 minutes 15 seconds West, 2606.05 feet to the Northwest corner of the Southwest corner of Section 34; thence South 89 degrees 24 minutes 02 seconds East, 637.81 to the Point of Beginning; thence South 89 degrees 24 minutes 02 seconds East, 644.00 feet to a point on the West right-of-way line of WHB Road; thence along said line South 00 degrees 04 minutes 12 seconds West, 339.82 feet; thence departing from said line North 89 degrees 24 minutes 00 seconds West, 637.80 feet; thence North 00 degrees 58 minutes 15 seconds West, 339.83 feet to the Point of Beginning.

The above described tract of land contains 5.00 acres, more or less, and is subject to all recorded and unrecorded easements, restrictions and right-of-ways.

**SURVEYOR'S CERTIFICATION:**  
**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as jointly adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Thirtieth (30th) day of January, 2014.

Richard L. Mattson, P.L.S.  
Missouri P.L.S. 2674

- SURVEYOR'S NOTES:**
1. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.
  2. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
  3. Survey is valid only if print has original seal and signature of surveyor.
  4. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record that would affect this parcel.
  5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
  6. The word "certify" or "certificate" 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.
  7. The North line of the Southeast Quarter of Section 33, Township 53 North, Range 32 West, Clay County, Missouri was assumed to bear South 89 degrees 14 minutes 36 seconds East for the attached survey.
  8. This tract lies within Flood Zone "X", areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood, as shown on Flood Insurance Rate Map Community Panel No. 2900860025 B with an effective date of April 16, 2003, for Clay County, Missouri.

**PLAT DEDICATION:**  
The undersigned owners of the property described herein have caused the same to be subdivided as shown on this plat and said property shall hereafter be known as **Maharg Ridge**.

**EASEMENT DEDICATION:**  
An easement or license is also hereby granted to the County of Clay, 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 easements 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.

**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.

**STREETS:**  
Streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

**IN TESTIMONY WHEREOF**  
The undersigned owner has hereunto set their hand this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**Cathy J. Graham Revocable Trust**  
By: \_\_\_\_\_ By: \_\_\_\_\_  
Cathy Jo Graham, Trustee James R. Graham, Trustee

STATE OF MISSOURI )  
COUNTY OF \_\_\_\_\_ )SS;

On this \_\_\_\_\_ day of \_\_\_\_\_, 2014, before me, personally appeared **Cathy Jo Graham and James R. Graham, Trustees** who are personally known to me to be the same persons described in and who executed the foregoing instrument as representatives of the **Cathy J. Graham Revocable Trust**, and acknowledged the same to be their free act and deed as such personal representatives.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My Commission Expires: \_\_\_\_\_  
Notary Public

**Planning Commission:**  
The plat of \_\_\_\_\_ has been submitted to and considered by the Clay County Planning Commission on this on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Chairman, Planning Commission Director, Planning Commission

**County Commission:**  
The easements and right-of-ways were accepted by the County Commission of Clay County, Missouri on this on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Presiding Commissioner County Counselor

Western Commissioner Eastern Commissioner

ATTEST: \_\_\_\_\_ County Clerk

State of Missouri  
County of Clay

PREPARED FOR;  
CATHY GRAHAM REVOCABLE TRUST  
SECTION 35, T-53N R-32W  
CLAY COUNTY, MO.

**MIDLAND SURVEYING**

**LAND SURVEYORS - PLANNERS**  
4784 Frederick, St. Joseph, MO 64506  
ph. (816) 233-7900 fax (816) 233-4852  
501 North Market, Maryville, MO 64468  
ph. (660) 582-8633 fax (660) 582-7173



**OWNER:**  
Cathy J. Graham Revocable Trust  
James R. and Cathy Jo Graham  
9116 North Glenwood Ave.  
Kansas City, MO 64157

**PREPARED BY:**  
Richard L. Mattson, PLS 2674  
Midland Surveying, Inc.  
4784 Frederick Boulevard  
St. Joseph, MO 64506

FILE: GRAHAM_JIM	DATE: 1/27/14	SCALE: 1" = 100'	REVISED:	SHEET NO. OF
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