

TIMBER LAND MEADOWS

FINAL PLAT

TIMBER LAND MEADOWS DESCRIPTION:
The South 698.24 feet of the North 801.96 feet of the East 1/2 of the NE 1/4 of Section 17, Township 52 North north of the baseline, Range 31 West of the fifth Principal Meridian, Clay County, Missouri, EXCEPT part in roadway. Said portions contain 20.98 acres and is subject to all easements of record and subject to Wade Cemetery.

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.

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 TIMBER LAND MEADOWS and shall consist of a total of four (4) lots.

In testimony whereof, M. Shane Fleshman and Kristi Soligo Fleshman, husband and wife have subscribed their names this _____ day of _____, 20____.

M. Shane Fleshman _____ Kristi Soligo Fleshman _____

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 executed the same for the purposes herein stated.

My Commission expires: _____ Notary Public _____

CLAY COUNTY APPROVALS AND ACCEPTANCES

This plat of TIMBERLAND MEADOWS 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____.

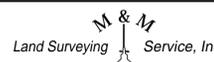
County Recorder _____

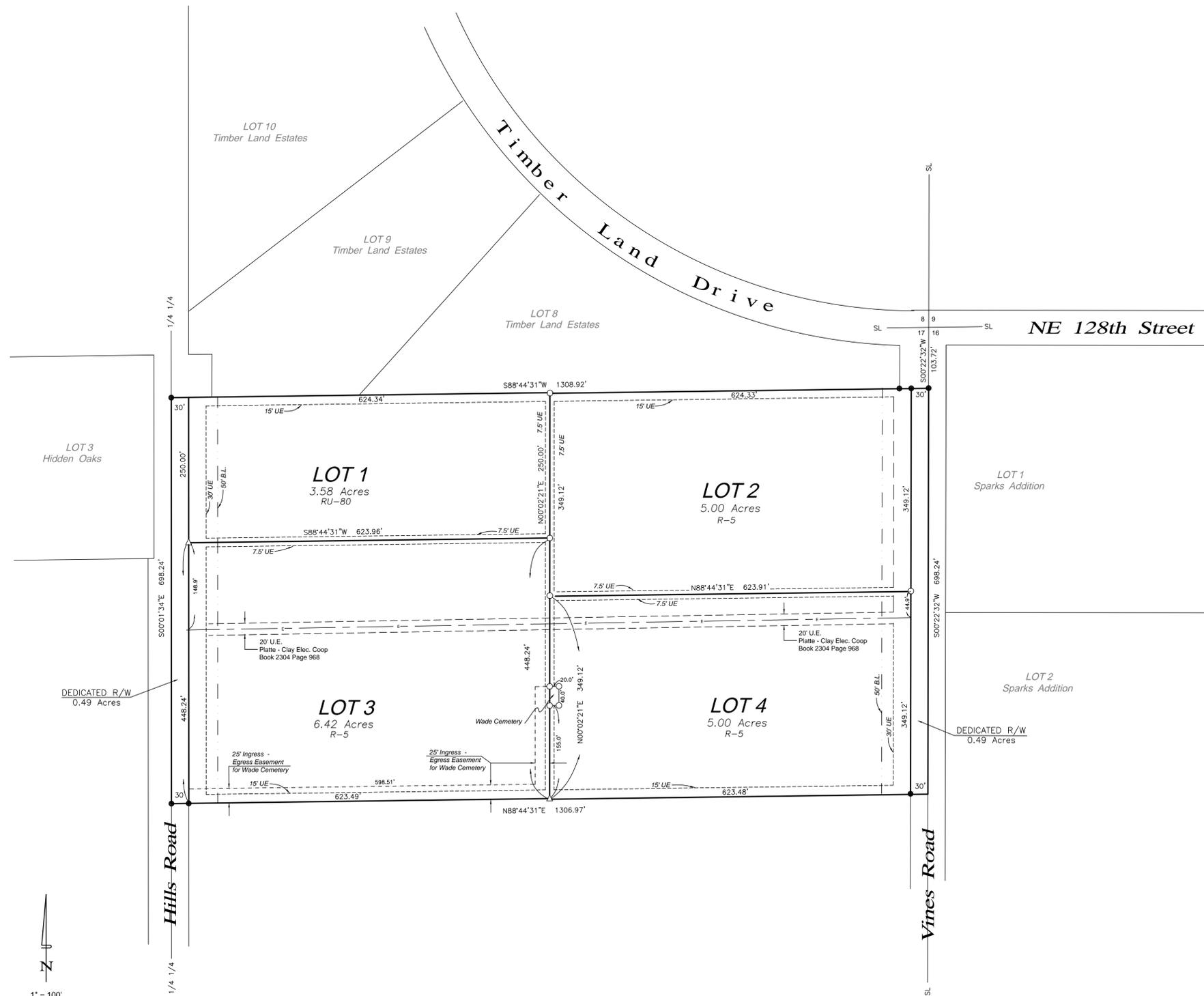
SURVEYOR'S CERTIFICATION

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, effective September 30, 2003.

Date: _____ Signed: _____ Terry M. McCannless 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.

 M & M 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: Kristi Soligo Fleshman Clay County, Missouri	Date: September 10, 2015 Project #: 15 - 102



NOTES:
 1. Owners: M. Shane Fleshman & Kristi Soligo Fleshman
 2. Survey accuracy is type RURAL.
 3. Bearing System is based plat of Timber Land Estates, recorded in Clay County Recorder's Office, Cabinet "C" Sleeve 366
 4. Reference Deed: Book 2098 Page 80
 5. Reference Survey: Timber Land Estates, recorded in Clay County Recorder's Office, Cabinet "C" Sleeve 366
 6. This parcel is in Flood Hazard Area "X" (not in a flood plain), per FIRM Community Panel 2900860135E & 2900950135E with an effective date of August 3, 2015.



- LEGEND**
- = SET 1/2" IRON BAR
 - △ = SET 5/8" IRON BAR
 - = FOUND 1/2" IRON BAR
 - ▲ = FOUND 5/8" IRON BAR