

SWEET PASTURES

FINAL PLAT

That portion of the SW1/4 of the NE1/4 of Section 26, Township 53 North of the Baseline, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at the SW corner of the NE1/4 of the NE1/4 of said Section 26; thence N00°31'32"E, along the west line of said SW1/4 of the NE1/4, a distance of 1329.19 feet; thence S89°56'14"E, along the north line of said SW1/4 of the NE1/4, a distance of 1313.07 feet to the NE corner of said SW1/4 of the NE1/4; thence S00°31'32"W, along the west line of said SW1/4 of the NE1/4, a distance of 1328.70 feet to the SE corner of said SW1/4 of the NE1/4; thence N89°57'30"W, along the south line of said SW1/4 of the NE1/4, a distance of 694.41 feet; thence N00°31'32"E, a distance of 87.00 feet; thence N89°57'30"W, a distance of 208.30 feet; thence S00°31'32"W, a distance of 87.00 feet to said south line; thence N89°57'30"W, along said south line, a distance of 410.37 feet to the Point of Beginning. Said portion contains 39.64 acres and is 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.

A recreational easement (R.E.) consistent with the Northland Trails design guidelines has been granted to Clay County for the purpose of developing part of trail "C-16 Third Priority" of the Northland Trails Plan along the East side of _____.

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 SWEET PASTURES and shall consist of a total of two (2) lots.

In testimony whereof, Robert Sweet and Mary Bartlett Sweet, husband and wife have subscribed their names this ____ day of _____, 20____.

Robert G. Sweet _____ Mary Bartlett Sweet _____

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 LASACK VALLEY 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.

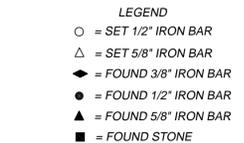
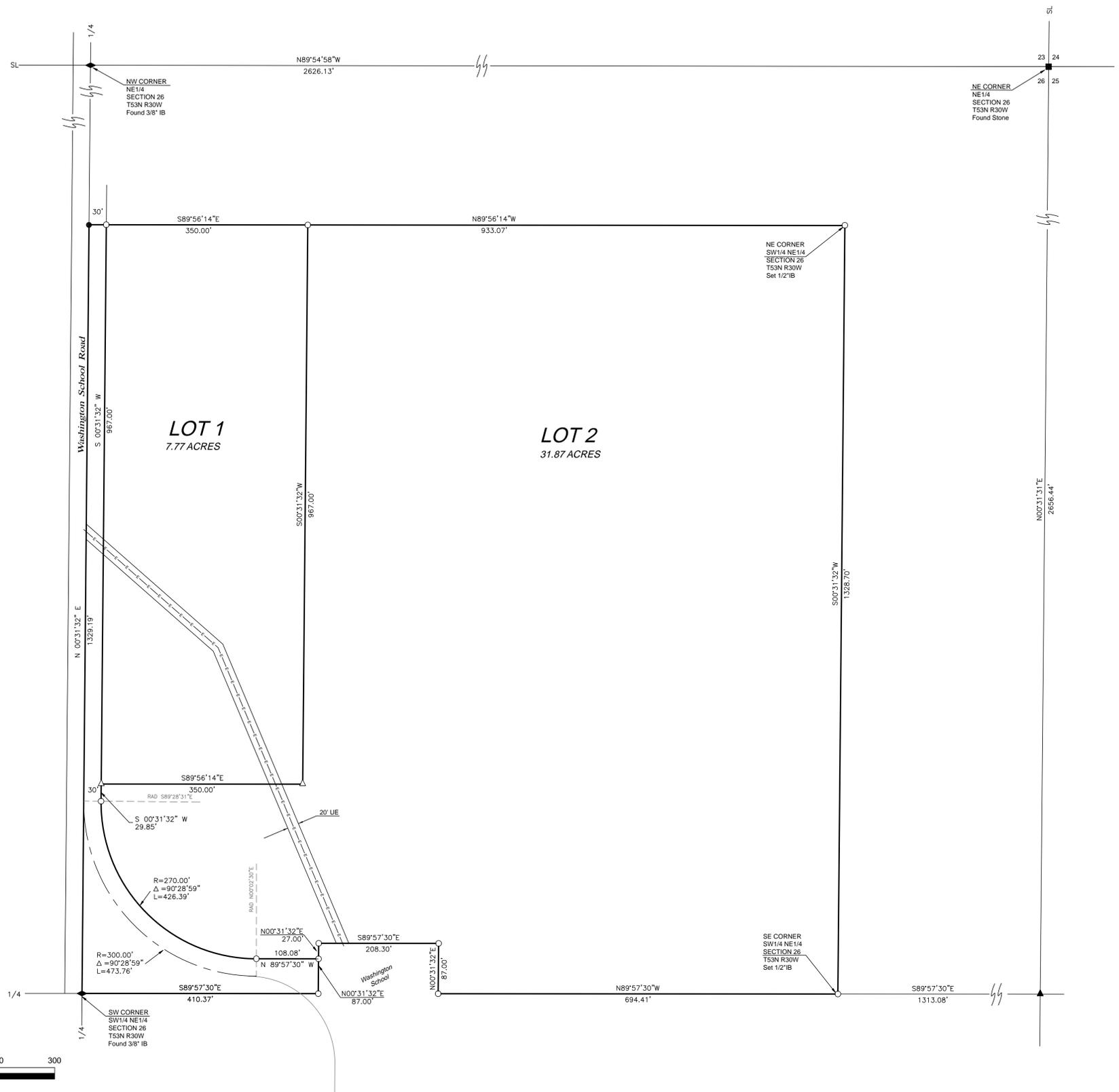
Date: _____ Signed: _____
 Terry M. McCanness MO PLS #2143

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: Robert Sweet Clay County, Missouri Date: September 24, 2015
 Project #: 15 - 123



- NOTES:**
1. Owners: "SWEET TRUST", Robert G. and Mary Bartlett Sweet, 3908 Weatherwood Trail, Verona, Wisconsin, 53593
 2. Survey accuracy is type RURAL.
 3. Bearing System is based on Missouri State Plane Grid West Zone.
 4. Reference Deed: Book 7237 Page 1110.
 5. Reference Survey: For Scott W. Hockensmith, dated 8/1974, by LS # 61. Sweet Acres Plat, recorded in Clay County Plat Book 24, Page 13.
 6. This parcel is in Flood Hazard Area "X" (nt a flood plain", per FIRM Community Panels 2900860090E & 2900900090E within effective date of August 3, 2015.

1" = 100'

