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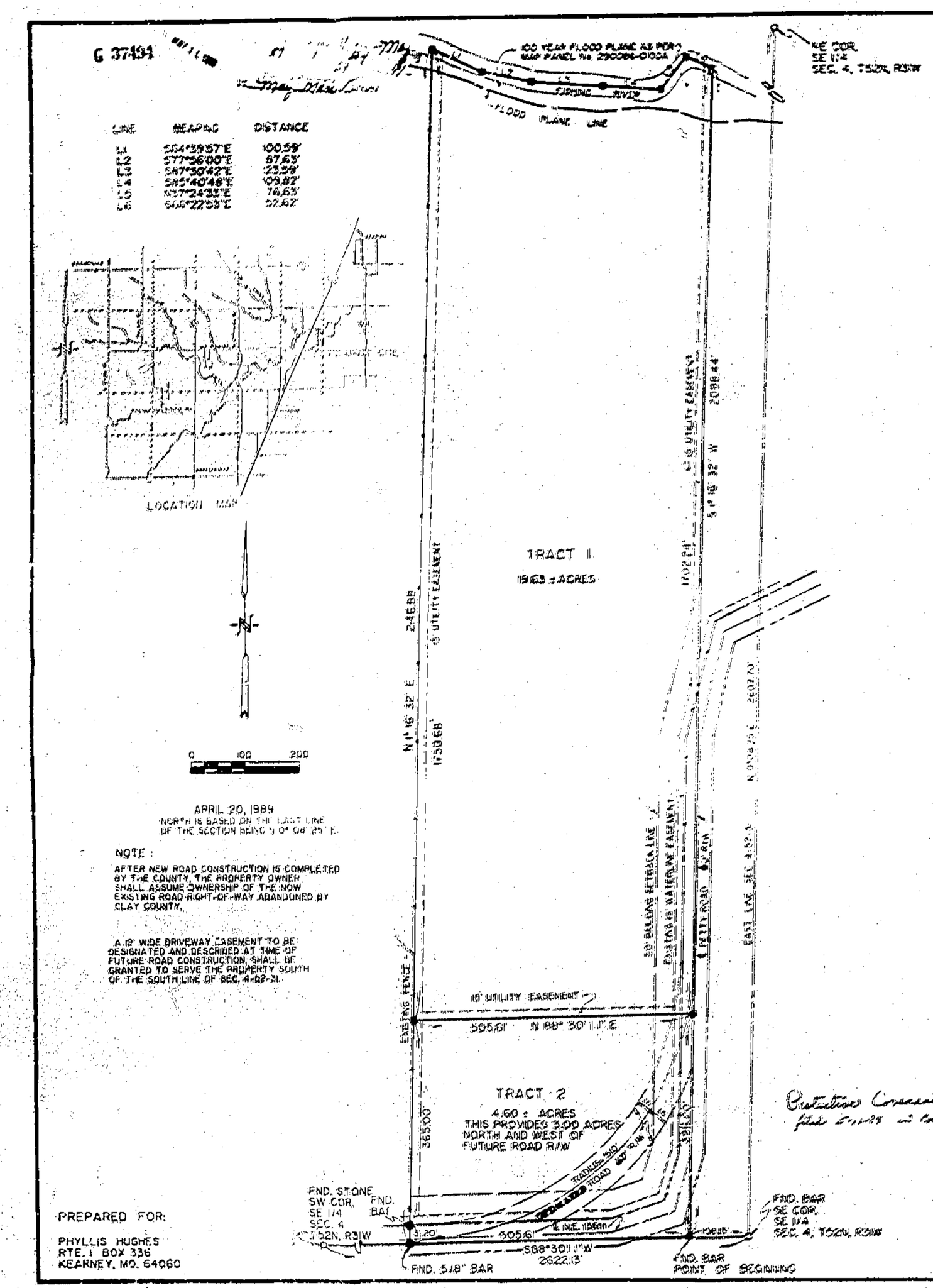
Clay County, Missouri
Land Survey Document

G 37494

LINE	BEARING	DISTANCE
1	S64°39'57"E	100.59'
2	S77°56'00"E	67.63'
3	S47°50'42"E	23.59'
4	S85°40'48"E	109.82'
5	S37°24'33"E	76.63'
6	S66°22'53"E	57.62'

LOCATION MAP



APRIL 20, 1989
NORTH IS BASED ON THE EAST LINE OF THE SECTION BEING N 0° 08' 25" E.

NOTE:

AFTER NEW ROAD CONSTRUCTION IS COMPLETED BY THE COUNTY, THE PROPERTY OWNER SHALL ASSUME OWNERSHIP OF THE NOW EXISTING ROAD RIGHT-OF-WAY ABANDONED BY CLAY COUNTY.

A 12' WIDE DRIVEWAY EASEMENT TO BE DESIGNATED AND DESCRIBED AT TIME OF FUTURE ROAD CONSTRUCTION SHALL BE GRANTED TO SERVE THE PROPERTY SOUTH OF THE SOUTH LINE OF SEC. 4-52-31.

PREPARED FOR:

PHYLLIS HUGHES
RTE. 1 BOX 336
KEARNEY, MO. 64060

Restrictive Covenants G 37445
filed 5-11-89 in Book 1910 Page 148

COREY'S ACRES

FINAL PLAT

A SUBDIVISION IN THE SOUTHEAST 1/4
SECTION 4, TOWNSHIP 52 NORTH, RANGE 31 WEST
CLAY COUNTY, MISSOURI

[illegible]: A tract of land in the Southeast Quarter of Fractional Section 4, Township 52, Range 31, Clay County, [illegible], Lying South of the Center of Fishing River; More Particularly described as follows: Beginning [illegible] point on the South line of said Section 4 that is S 88° 30' 11"W, 108.13 feet, of the Southeast [illegible] of said Section 4; Thence S 88° 30' 11"W, along the said South line 505.61 feet, to a 5/8" bar; Thence N 1° 16' 32"E, 2465.88 feet along an existing fence line to the center of Fishing River; Thence [illegible] center of Fishing River in a Easterly direction the following bearings and distances, S 64° [illegible] 100.59 feet; Thence S 77° 56' 00"E, 67.63 feet; Thence S 47° 50' 42"E, 23.59 feet; Thence [illegible] 109.82 feet; Thence S 37° 24' 33"E, 76.63 feet; Thence S 66° 22' 53"E, 57.62 feet, to [illegible]; Thence leaving said Center of Fishing River S 0° 16' 23"W, 2098.44 feet to the Point of Beginning; [illegible] 24.23 Acres More or Less and being subject to all public roads, easements, reservations, restrictions, and covenants if any, now of record.

DEDICATION

The undersigned owner of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall be hereinafter known as:

COREY'S ACRES

[illegible]: An easement is hereby granted to Clay County, Missouri, to locate construct and maintain or authorize the location, construction and maintenance and use of conduits for water, gas, power lines, [illegible] or wires on all and any of them over, under and along the strips marked "UTILITY EASEMENTS" or [illegible].

[illegible]: Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

[illegible]: Building lines or set back lines are hereby established as shown on the accompanying plat, and no building or portion thereof shall be built between this line and street line.

IN WITNESS WHEREOF: Phyllis Ann Hughes, a single person owner of the above described tract of land has hereunto set her hand this [illegible] day of [illegible], 1989.

[illegible]

STATE OF MISSOURI }
COUNTY OF CLAY } ss

On this 9th day of May, 1989, before me personally appeared Phyllis Ann Hughes, a single person and to me personally known and by me duly sworn did [illegible] that the execution of this instrument was her free act and deed.

IN TESTIMONY WHEREOF: I have set my hand and affixed my official seal on the date last above written.

[illegible]

My Commission Expires: October 14, 1990

APPROVALS AND ACCEPTANCE

This plat of COREY'S ACRES has been approved subject to the conditions by the Clay County Missouri Planning Commission and is hereby approved this 11 day of May, 1989.

COUNTY COMMISSION:

[illegible]
William Kraft

PLANNING COMMISSION:

DATE: 5-10-89

[illegible]
[illegible]
[illegible]
[illegible] County Commission

SURVEYING CERTIFICATE: I hereby certify that this plat was made by me or under my direct supervision in accordance with the current minimum standards for property boundary surveys of the State Land Surveyor of the State of Missouri and that I am a duly Registered Land Surveyor under the Laws of the State of Missouri.

[illegible]
Registered Land Surveyor
April 19, 1989 File No. [illegible]

10/19/89 [illegible]
P/B 24 24

GENE BUZZARD & ASSOCIATES, INC.
LAND SURVEYORS & CONSULTING ENGINEERS
802 NORTH 22nd STREET
ST. JOSEPH, MISSOURI 64506
Phone (816) 364-3551