TWIN LAKES PHASE IV

CLAY COUNTY, MISSOURI

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as: TWIN LAKES PHASE IV.

EASEMENTS: An easement or license is hereby granted to Twin Lakes Home Association, a not for profit Corporation for the association as defined in the Covenants, Conditions, and Restrictions recorded on Book 1734, Page 400, on the October 22, 1986 with the Clay County Recorder of Deeds Office) to be used as access to Tract A (Common Area) Lake and right-of-way along and adjacent the lake front for use by the members of the Homeowners Association in accordance with recorded Declaration of Covenants, Conditions, and Restrictions, all marked "Homeowner Easements" or "H.E." Tract A (Common Area) was previously established by the subdivision plat of Twin Lakes PHASE III.

EASEMENTS: An easement or license is hereby granted to Clay County, Missouri to install, construct and maintain or authorize the location, construction and maintenance and use of conduits for water, gas, power mains, poles, or wires or all or any of shown over, under and along the strips marked "Utility Easements", or "U.E."

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

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or structure erected shall be built between this line and the street line.

RESTRICTIONS: Restrictions are as set forth and required as a separate instrument on file in the office of the Recorder of Deeds in Clay County, Missouri.

IN WITNESS WHEREOF: Corrigo, Inc., A Corporation, has caused these presents to be signed by its President and its seal affixed this 3 day of March, 1989.

ATTEST:

Secretary — William D. Mehr, President

State of Kansas } ss
County of Clay }

Be it remembered that on this 3rd day of March, 1989, before me, a Notary Public, in and for the County and State aforesaid came William D. Mehr, President of Corrigo, Inc., a Nebraska Corporation, to me personally known, who said that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation, by the authority of its Board of Directors, and that they acknowledge the execution of said instruments to be the free act and deed of said Corporation.

My Commission expires: [redacted]

Notary Public

IN WITNESS WHEREOF: Farmers and Merchants Bank, A Corporation, has caused these presents to be signed by its President and its seal affixed this 3 day of March, 1989.

ATTEST:

Secretary — President

State of Missouri }
County of Clay }

Be it remembered that on this 3rd day of March, 1989, before me, a Notary Public, in and for the County and State aforesaid came John F. Burke, President of Farmers and Merchants Bank, A Missouri Corporation, to me personally known, who said that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation, by the authority of its Board of Directors, and that they acknowledge the execution of said instrument to be the free act and deed of said corporation.

My Commission expires: 4-20-87

S.L. Hendricks
My Commission Expires 4-20-87
Clay County, Missouri

Notary Public

Twin Lakes IV - Legal Description

A tract of land lying in the Southeast quarter of Section 5 and a portion of lot B, PRAIRIE HOME EAST, a subdivision of land situated in Township 52, Range 31, Clay County, Missouri described as follows: Beginning at the Southeast corner of TWIN LAKES PHASE III, a subdivision of land in said Clay County, Missouri; thence the following 8 courses are along the Easterly line of said TWIN LAKES PHASE III: thence North 0 degrees, 06 minutes, 02 seconds East, 175.28 feet; thence North 31 degrees, 02 minutes, 40 seconds West, 59.32 feet; thence North 44 degrees, 39 minutes, 10 seconds East, 624.16 feet to a point on a curve having an initial tangent bearing of South 45 degrees, 20 minutes, 50 seconds East; thence along said curve to the right having a radius of 624.16 feet, a distance of 89.38 feet; thence North 41 degrees, 15 minutes, 46 seconds East, 102.86 feet; thence North 41 degrees, 44 minutes, 14 seconds West, 60.00 feet; thence North 4 degrees, 52 minutes, 26 seconds West, 545.97 feet; thence North 30 degrees, 20 minutes, 32 seconds East, 141.42 feet; thence South 89 degrees, 53 minutes, 57 seconds East, along the North line of the Southeast quarter of the Southeast quarter of said Section 5, a distance of 1311.69 feet to the Northwest corner of the Southeast quarter of the Southeast quarter; thence South 89 degrees, 28 minutes, 08 seconds East, 41.00 feet along the North line of said Lot B, Prairie Home East; thence South 0 degrees, 22 minutes, 34 seconds West, 647.40 feet; thence North 89 degrees, 28 minutes, 08 seconds West, 41.00 feet to the Northwest corner of said Lot B; thence South 0 degrees, 22 minutes, 34 seconds West along the West line of said Lot B, a distance of 676.53 feet (677.40 feet plat) to the Southeast corner of said Section 5; thence North 89 degrees, 53 minutes, 58 seconds West along the South line of the Southeast quarter of said Section 5, a distance of 1881.74 feet to the point of beginning.

Certificate of Approval: This plat of TWIN LAKES PHASE IV has been submitted to and considered by the undersigned Clay County, Officials and is hereby approved.

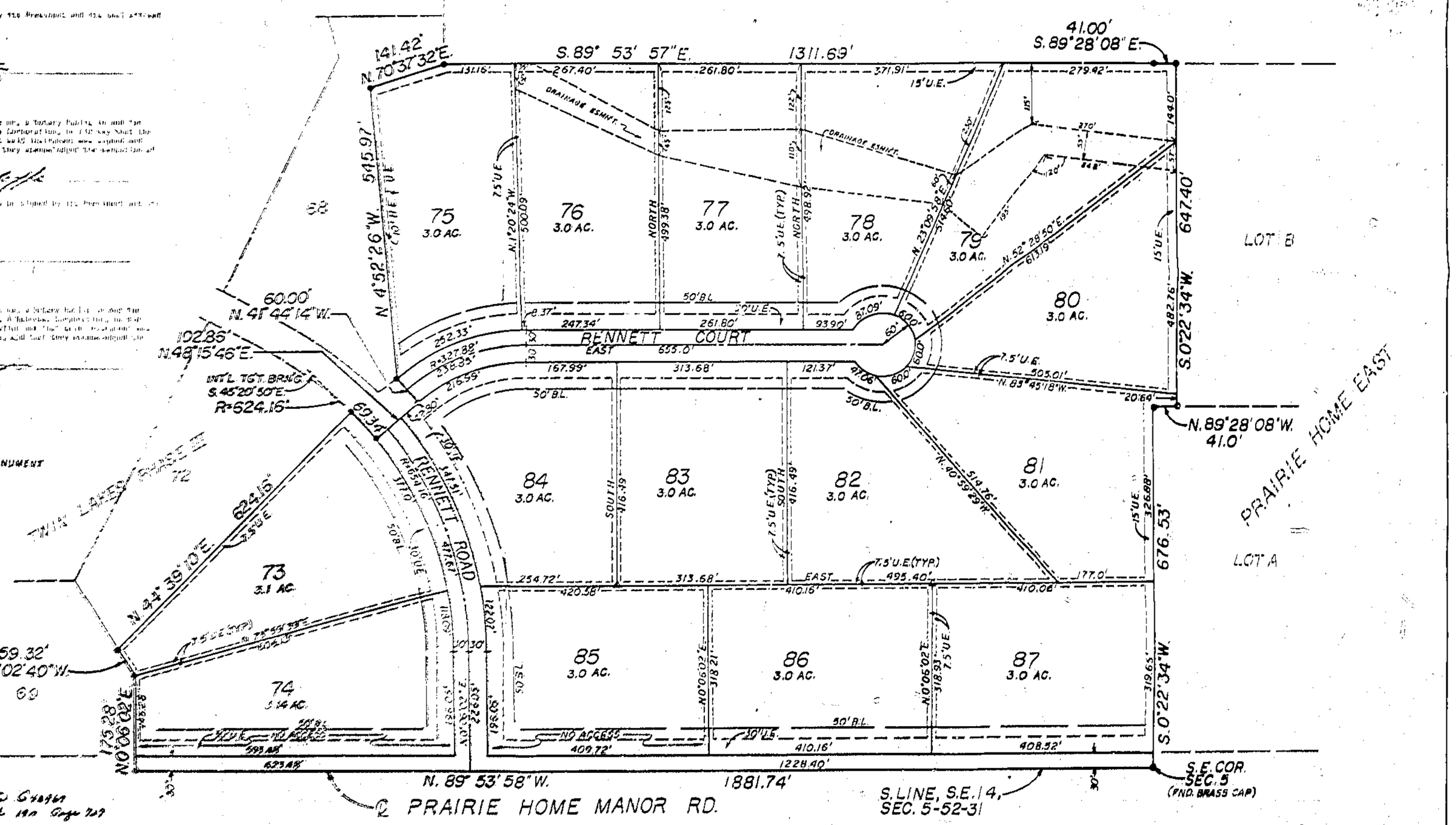
County Commission — William Kerstes

Planning Commission

This plat was prepared by Environmental Designers, Ltd., 1600 North 291 Highway, Independence, Missouri 64016

I hereby certify that this survey was executed in accordance with the Current Minimum Standards for Property Boundary Surveys of the Missouri Department of Natural Resources, Division of Geology and Land Survey.

By: Edwin Weisskirch, MLS-1930 Date: 3-21-89



http://www.ClayCoGov.com

Clay County, Missouri Land Survey Document