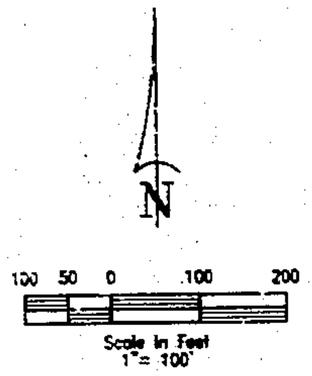
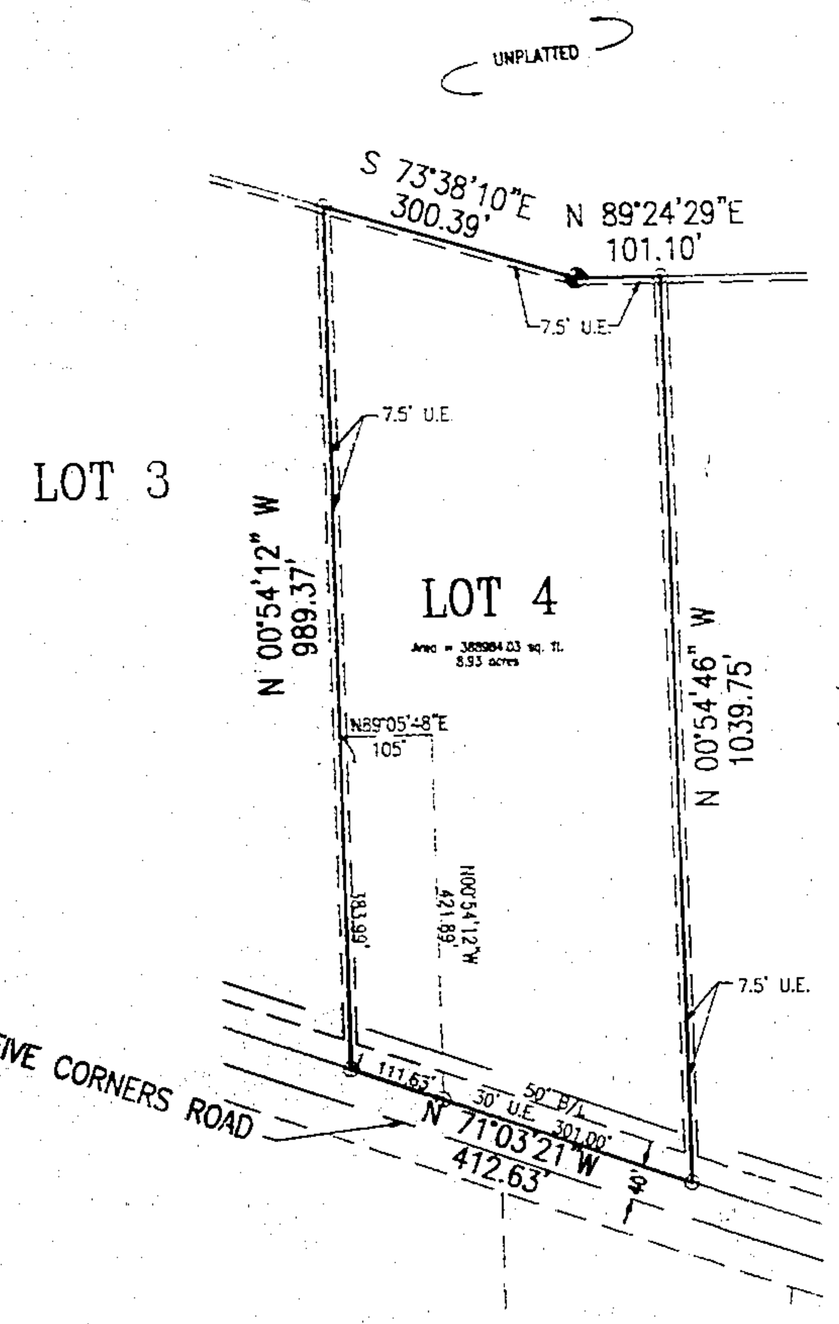
N 21957 NOV 19 1996

REPLAT OF LOT 4
MITCHELL BRANCH ESTATES

CLAY COUNTY, MISSOURI

CLASS OF PROPERTY – SUBURBAN

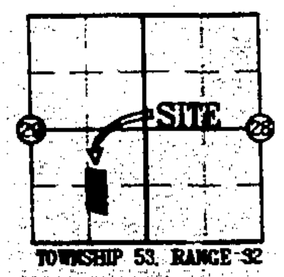




MONUMENT LEGEND

- SET ALUMINUM MONUMENT BLUE VALLEY ENGINEERS CORPORATE NO. 1999-0
- SET 1/2" REBAR AND CAP

MONUMENTS WILL BE CONFIRMED WITH A SURVEY UPON COMPLETION OF THE PLAT.



I HEREBY DECLARE that an actual property boundary survey was made by me or under my direct supervision and that survey meets or exceeds the Current Minimum Standards for Property Boundary Surveys to the best of my professional knowledge information and belief.

Signed: Roger A. Bowers, LS No. 2134

Date: 9-29-96

STATE OF MISSOURI ROGER A. BOWERS NUMBER 2134 PROFESSIONAL LAND SURVEYOR

DESCRIPTION:

A Replat of Lot 4, MITCHELL BRANCH ESTATES, a subdivision in Clay County, Missouri being a part of the Southeast Quarter of Section 29, Township 53, Range 32, Clay County, Missouri described as follows:

Beginning at the Southeast corner of Lot 3; thence North 00 degrees 54 minutes 12 seconds West along the East line of said Lot 3, 989.37 feet; thence South 73 degrees 38 minutes 10 seconds East, 300.39 feet; thence North 89 degrees 24 minutes 29 seconds East, 101.10 feet, thence South 00 degrees 54 minutes 46 seconds East, 1039.75 feet to a point on the North Right of Way of Five Corners Road (40.00 feet from the centerline thereof), thence along said Right of Way North 71 degrees 03 minutes 21 seconds West, 412.63 feet to the True Point of Beginning. Containing 8.93 acres, more or less and subject to any easements.

Basis of bearings is taken from plat JAY DEE ACRES.

DEDICATION

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 REPLAT OF LOT 4 MITCHELL BRANCH ESTATES.

In testimony whereof, Gary and Sue Ann Myers husband and wife, have subscribed their names this 27th day of July 1996.

Gary Myers-Husband — Sue Ann Myers-Wife

STATE OF MISSOURI }
COUNTY OF CLAY } ss

On this 27th day of August in the year 1996, before me a Notary Public in and for said State, personally appeared Gary and Sue Ann Myers, husband and wife, who executed the within instrument and acknowledge to me that they executed the same for the purposes therein stated.

In Witness thereof: I have hereunto set my hand and affixed my seal the year and date last written above.

My commission expires: June 3, 2000 — Notary Public

The streets shown on this plat not heretofore dedicated to public use are hereby so dedicated.

The easements shown on this plat are hereby dedicated for their designated use.

APPROVALS AND ACCEPTANCES

This plat of REPLAT OF LOT 4 MITCHELL BRANCH ESTATES has been submitted to and considered by the Clay County Planning and Zoning Commission and is hereby approved. Dated this 6TH day of AUGUST 1996.

Chairman, Planning Commission — Director, Planning Commission

Presiding Commissioner — Eastern Commissioner

Western Commissioner — County Counselor

These easements and right-of-ways accepted by the County Governing Body of Clay County, Missouri, this 27th day of Sept 1996.

County Clerk

Filed for record this _____ day of _____ 1996 at _____ and recorded in Plat Book _____ Page _____

Clay County Recorder

BLUE VALLEY ENGINEERS & SURVEYORS, INC.
3424 N. DUNCAN RD., BLUE SPRINGS, MO. 64015 – PH. 816/228-8272

PROJECT NO. 96-139

MITCHELL BRANCH ESTATES LOT-4 96139

Clay County, Missouri Land Survey Document