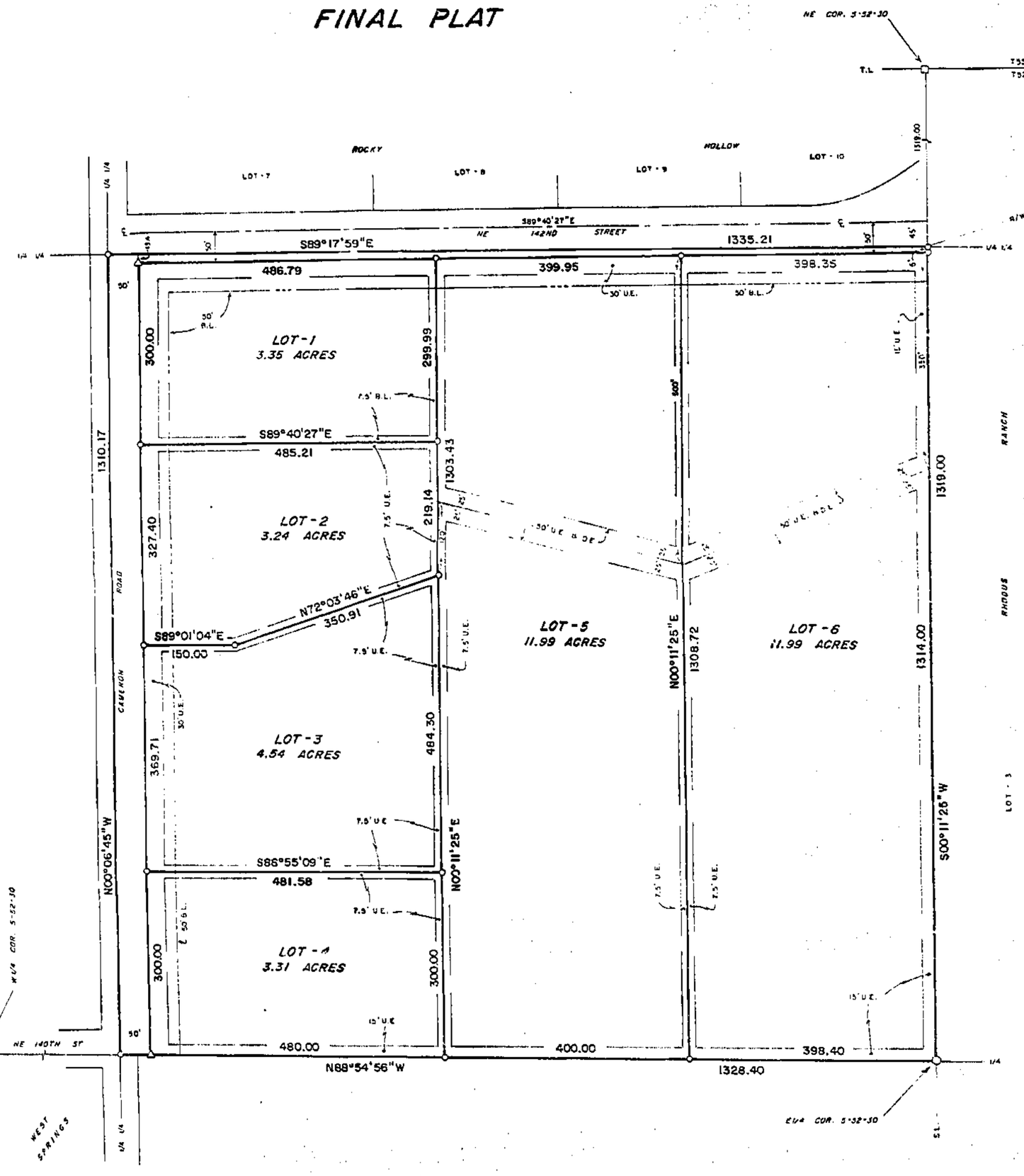
Clay County, Missouri
Land Survey Document

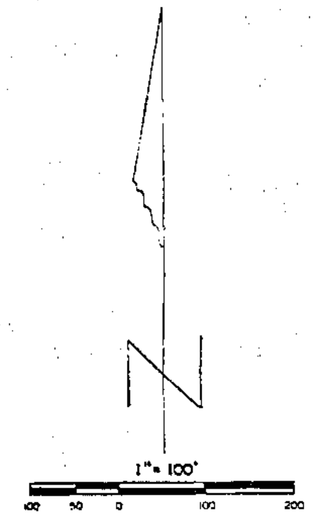
MAR 26 1997
N35695

STATE OF MO.
CLAY COUNTY
97 MR 26 AM 8:14 9
Recorder of Deeds
By Mary Maccent Deputy

GOOCH ACRES

FINAL PLAT





- ○ - BRASS CAP FOUND
- □ - 3/8" BAR FOUND
- ◎ - 1/2" BAR SET IN B.C. CASING FOUND
- △ - 5/8" BAR SET
- ○ - 1/2" BAR SET

Book 2001 Page 577

NOTES

1. Owner: Michael Gooch, 7037 Snapdragon Drive, Carlsbad, CA 92009.
2. Developer: Rue Lovett, PO Box 76, Kearney, MO 64060.
3. Survey Classification is "C".
4. Record Reference is Book 1849 Page 499.
5. Bearing System is assumed.
6. Topography taken from Kearney, MO Quadrangle.
7. Subdivision in Flood Hazard Zone "C" per FIRM C.P. # 290086 2100 A, March 18, 1980.
8. Maximum height for all structures in this subdivision shall be in accordance with County regulations regarding zoning and airport land use.
9. Please be advised that an agreement has been recorded with this plat regarding the developer's responsibility to financially assist with the improvements to existing County roadways. Interested parties are advised to contact the developer or the Clay County Planning and Zoning Department for further information.

DESCRIPTION

All of the SE1 of the NE1 of Section 5, Township 52 North, Range 32 West of the 5th P.M., Clay County, Missouri. Containing 40.79 acres and subject to all easements and restrictions of record.

DEDICATION

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 easements 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 GOOCH ACRES and shall consist of a total of six (6) lots.

In testimony whereof, Michael F Gooch has subscribed his name this 11 day of March, 1997.

Larry K. Butcher for Michael F. Gooch
Attorney-In-Fact — Michael F. Gooch

Be it remembered that on this 11 day of March, 1997, before me, a notary public in and for said County and State, personally appeared the above persons, who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

STATE OF Mo
COUNTY OF Clay
My commission expires : 6-30-99 — Notary Public

LARRY E. BUTCHER
Notary Public - Notary Seal
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. JUNE 30, 1999

APPROVALS AND ACCEPTANCES

This plat of GOOCH ACRES has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 4th day of March, 1997.

Chairman, Planning Commission — Director, Planning Commission

Presiding Commissioner — County Counselor

Eastern Commissioner — Western Commissioner

These easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri, this 20 day of March, 1997.

County Clerk by L. Robinson DC

Entered on transfer record this ____ day of ____, 19__.

County Recorder

STATE OF MISSOURI
TERRY M. McCANLESS
NUMBER LS-2143
REGISTERED LAND SURVEYOR

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 Land Surveyor under the laws of the State of Missouri and that survey was performed in accordance with the requirements of the minimum standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, 4 CSR 30-2.010.

Date: 3-6-97 Signed: Terry M. McCanless MO. REG. NO. 2143

M & M LAND SURVEYING SERVICE, INC.
P.O. BOX 615, LIBERTY, MO 64068
816/779-8810

SURVEYOR:	RUE LOVETT KEARNEY , MO	MICHAEL GOOCH CARLSBAD , CA			
3-6-1997	96-18C	1" = 100'	MN-RE	96-5006	