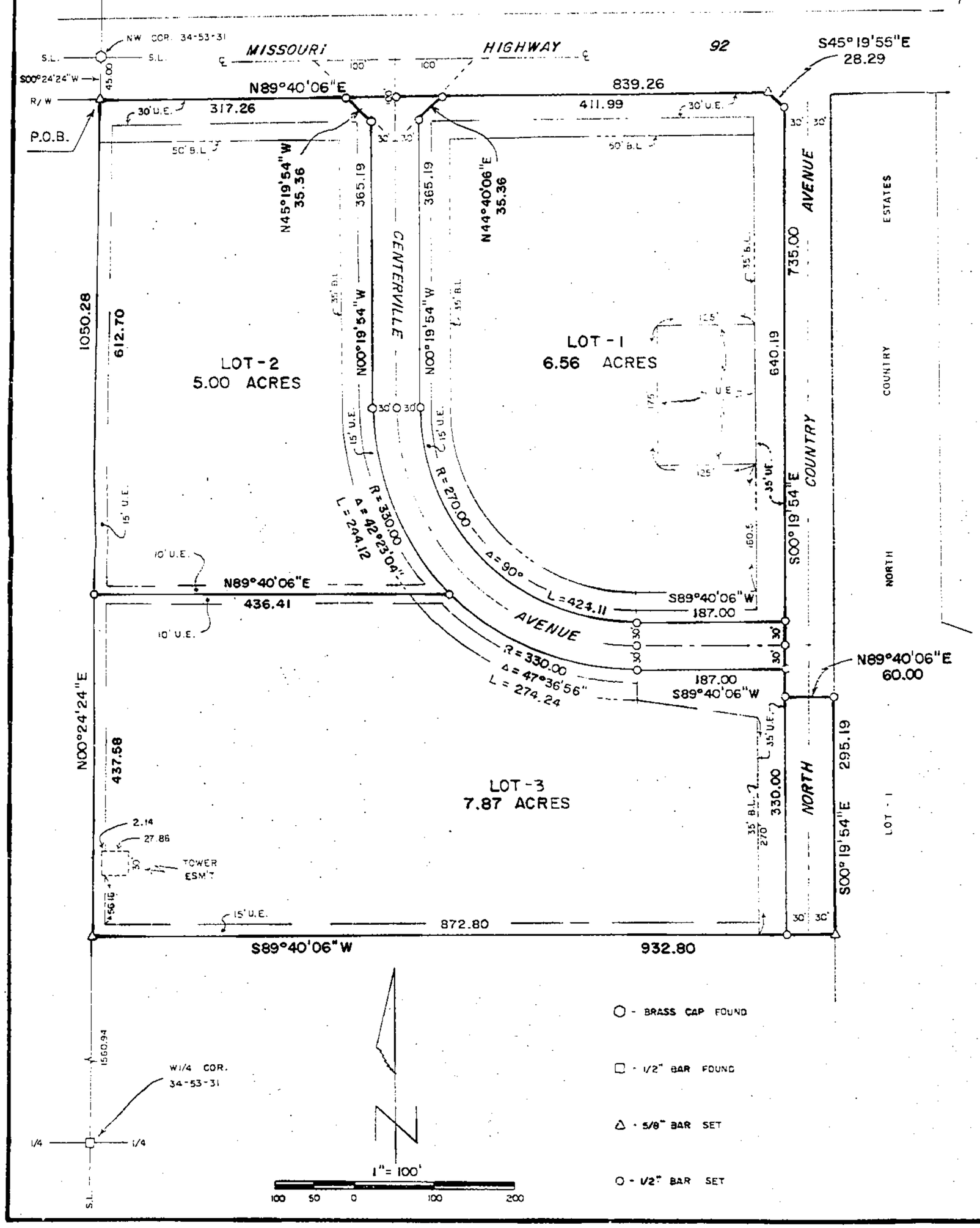
N 47413

MAJOR COMMERCIAL CENTER

FINAL PLAT



DESCRIPTION

That portion of the NW¼ of the NW¼ of Section 34, Township 53 North, Range 31 West of the 5th P.M., City of Kearney, Clay County, Missouri, described as follows: Commencing at the NW corner of said Section 34; thence S00°24'24"W, 45.00 feet along the West line of said NW¼ NW¼ to the Southerly right of way line of Missouri Highway 92 and to the point of beginning of the land herein described; thence N89°40'06"E, 839.26 feet along said Southerly r.o.w. line to the Westerly right of way line of North Country Avenue as shown on the recorded plat of North Country Estates; thence S45°19'55"E, 28.29 feet along said Westerly r.o.w. line; thence S00°19'54"E, 735.00 feet along said Westerly r.o.w. line; thence N89°40'06"E, 60.00 feet parallel with said Southerly r.o.w. line to the West line of Lot 1 in said North Country Estates; thence S00°19'54"E, 295.19 feet along said West line; thence S89°40'06"W, 932.80 feet parallel with said Southerly r.o.w. line to the West line of said NW¼ NW¼; thence N00°24'24"E, 1050.28 feet along said West line to the point of beginning. Said portion contains 21.28 acres and is subject to all easements, restrictions, reservations and right of ways of record.

DEDICATION

EASEMENTS : An easement is hereby granted to the City of Kearney, Clay County, Missouri, and to the utility companies franchised to operate in the City of Kearney, 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 easements (U.E.). Where other easements are designed to a particular purpose, the use thereof shall be limited to that purpose only. All 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 costruction to interfere with the agents and employees of the City of Kearney and its franchised utilities from going upon said easement and as much of the adjoining land as may be reasonably necessary in exercising the rights granted by the easements. No excavation or fill shall be made or operation of any kind or nature shall be performed which reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works.

BUILDING LINES : Building lines (B.L.) 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.

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

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 MAJOR COMMERCIAL CENTER and shall consist of a total of three (3) lots.

In testimony whereof, Gary Wade Shanks has subscribed his name this 24 day of JUNE, 1997.

Gary Wade Shanks
Gary Wade Shanks

Be it remembered that on this 24th day of June 1997, before me, a notary public in and for said County and State, personally appeared the above person, whom 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 MISSOURI)
COUNTY OF CLAY)

My Commission Expires 3/11/01

Jean L. Updike
Notary Public

APPROVALS AND ACCEPTANCES

This is to Certify that the foregoing plat of MAJOR COMMERCIAL CENTER was duly submitted to and approved by the Council of the City of Kearney, Clay County, Missouri, by Ordinance # 7139-97 duly authenticated as passed this 2nd day of June 1997.

Mayor, City of Kearney

Jean L. Updike
Clerk, City of Kearney

NOTES

1. Developer : Gary Shanks, 501 West 92 Highway, Kearney, MO 64060.
2. Bearings based on recorded subdivision plat of North Country Estates.
3. Subdivision is in Flood Hazard Zone "C" (NOT in a flood plane).
4. Subdivision is zoned CP (Commercial Planned).
5. Record Reference is Book 1659 Page 918.
6. Survey Classification is "A".

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 this survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors. 4 CSR 30-8.020.

Date 6-20-97 Signed: Terry M. McCanless
Terry M. McCanless MO. REG. NO. 2143

M & M LAND SURVEYING SERVICE, INC.
P.O. BOX 103, RICHMOND, MO 64085
816/776-6343

SURVEY FOR: GARY SHANKS
KEARNEY, MO.

6-20-1997	96-170	1"= 100'	TM-RE	96-5179

Exhibit C
8/12/97 JM

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com