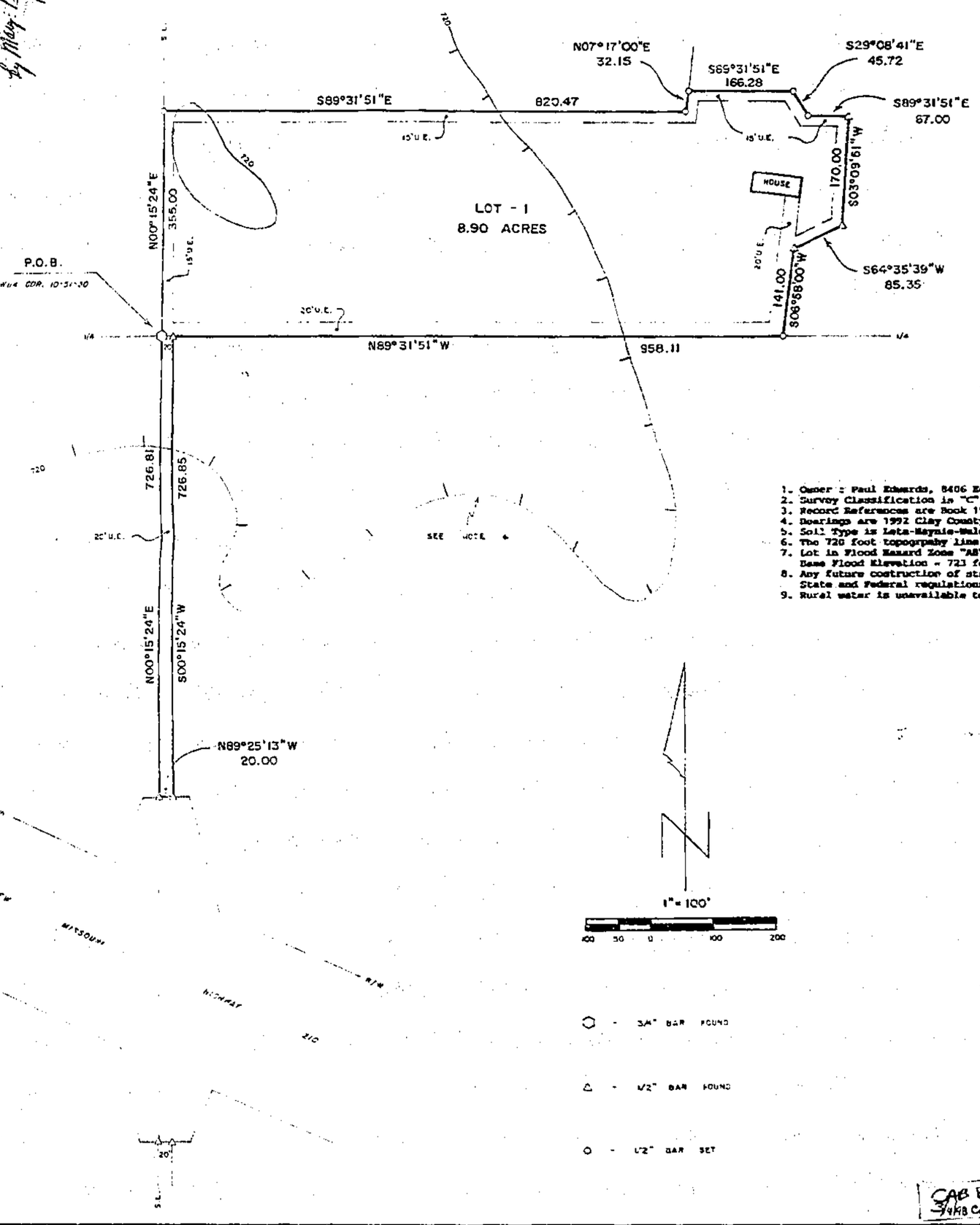
Clay County, Missouri
Land Survey Document

N 75799

P. R. COUNTRY

FINAL PLAT



NOTES

1. Owner : Paul Edwards, 8406 Edwards Road, Orrick, MO 64077.
2. Survey Classification is "C".
3. Record References are Book 1594 Pages 346 & 348.
4. Bearings are 1992 Clay County Geographic Reference System.
5. Soil Type is Leta-Haynie-Waldron Association.
6. The 720 foot topography line taken from Missouri City, MO Quadrangle.
7. Lot in Flood Hazard Zone "AE" per FIRM C.P. # 290086 0100 A, Dated March 18, 1980. Base Flood Elevation - 721 feet.
8. Any future construction of structures on this property shall comply with all County, State and Federal regulations regarding construction in the flood plain.
9. Rural water is unavailable to this subdivision at the time of recording.

DESCRIPTION

That portion of the SW¼ of the NW¼ and the NW¼ of the SW¼ of Section 30, Township 51 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at the W¼ corner of said Section 30; thence N00°15'24"E, 355.00 feet along the West line of said SW¼ NW¼; thence S89°31'51"E, 820.47 feet parallel with the South line of said SW¼ NW¼; thence N07°17'00"E, 32.15 feet; thence S89°31'51"E, 166.28 feet parallel with said South line; thence S29°08'41"E, 45.72 feet; thence S89°31'51"E, 67.00 feet; thence S03°09'51"W, 170.00 feet; thence S64°35'39"W, 85.35 feet; thence S06°58'00"W, 141.00 feet to said South line (also the North line of said NW¼ SW¼); thence N89°31'51"W, 958.11 feet along said South line (also said North line); thence S00°15'24"W, 726.85 feet parallel with the West line of said NW¼ SW¼ to the Northerly right of way line of New Missouri Highway 210; thence N89°25'13"W, 20.00 feet along said r.o.w. line to said West line; thence N00°15'24"E, 726.81 feet along said West line to the point of beginning. Containing 8.90 acres and subject to all easements, restrictions, reservations and right of ways of record, if any.

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 so 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 P. R. COUNTRY and shall consist of a total of one (1) lot.

In testimony whereof, James Freel Edwards, Lillian Frances Dibbles, Paul Richard Edwards and Sharon Louise Padgett, as Co-Trustees under Trust Agreement with Freel S. Edwards, have subscribed their names this _____ day of _____, 1997.

James Freel Edwards — Lillian Frances Dibbles
James Freel Edwards — Lillian Frances Dibbles

Paul R. Edwards — Sharon Louise Padgett
Paul Richard Edwards — Sharon Louise Padgett

Be it remembered that on this 5 day of January, 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 MISSOURI)
COUNTY OF CLAY)

My commission expires : 10-1[illegible]

Pamela L. Horne
Notary Public

PAMELA L. HORNE
NOTARY PUBLIC
STATE OF MISSOURI
CLAY COUNTY
My Commission Expires 10-1[illegible]

Be it remembered that on this 18 day of September, 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 TENNESSEE)
COUNTY OF WILLIAMSON)

My commission expires : September 23, 2000

Debra Kay Spears
Notary Public

APPROVALS AND ACCEPTANCES

This plat of P. R. COUNTRY has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 4th day of November, 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 January, 1998.

County Clerk

Entered on transfer record this _____ day of _____, 1997.

County Recorder

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 standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers & Land Surveyors, effective December 28, 1994. 4 CSR 30-2.050

Date: 12-4-97 Signature: Terry McCarless MO REG. L-2243

If this document does not have an embossed seal, it should be considered to contain preliminary information. The certification expressed on this document shall not apply to any copies.

MALIN LAND SURVEYING SERVICE, INC.
[illegible] EAST MAIN STREET
POBOX [illegible]
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

TERRYAL McCARLESS
LICENSED
L-2243
REGISTERED LAND SURVEYOR
STATE OF MISSOURI

SURVEY FOR: PAUL EDWARDS
ORRICK , MO.

Date: 10-7-1997 Field Book: 97-185 Project #: 97-5541

SAB E
94KB cr

http://www.ClayCoGov.com