N 86326 APR 15 1998

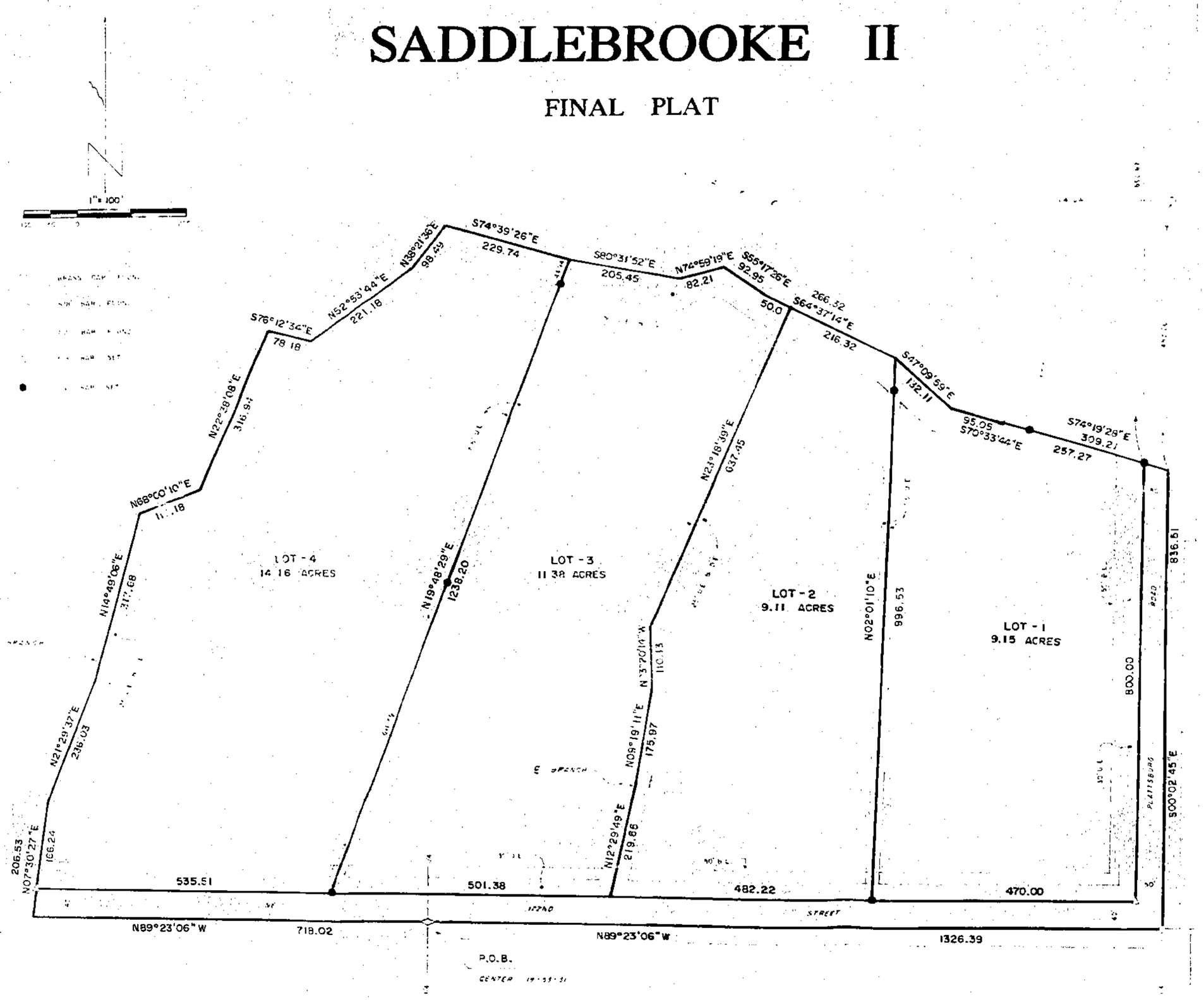
STATE OF MO
CLAY COUNTY
WITH INSTRUMENT
98 MAR 16 4 19 56 PM
Book 2812 Page 955
RECORDER OF DEEDS
By Mary Mercer Deputy

NOTES

1. Owner/Developer: Saddlebrooke Estates, & Jay Reed, PO Box 243, Kearney, MO 64060.
2. Survey Classification is "C".
3. Record Reference in Book 1170 Page 926.
4. Bearing System based on recorded subdivision plat of Saddlebrooke.
5. Soil Type in Armster-Lagonda-Sharpsburg Association.
6. A pond maintenance/liability agreement is filed with this plat.
7. Subdivision in Flood Hazard Zone "C" per FIRM C.P. # 290086 0025 A, March 18, 1980.
8. 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.

SADDLEBROOKE II

FINAL PLAT



DESCRIPTION

That portion of the NE¼ of Section 18, Township 53 North of the Base Line, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at the Center of said Section 18; thence N89°23'06"W, 718.02 feet along the South line of the NW¼ of said Section 18; thence N07°30'27"E, 206.53 feet; thence N21°29'37"E, 219.03 feet; thence N16°49'06"E, 317.68 feet; thence N88°00'10"E, 117.18 feet; thence N22°39'18"E, 316.91 feet; thence S76°12'34"E, 78.18 feet; thence N52°53'44"E, 221.18 feet; thence N39°21'58"E, 98.29 feet; thence S74°39'26"E, 229.74 feet; thence S80°31'52"E, 205.45 feet; thence N74°59'19"E, 82.21 feet; thence S65°17'26"E, 92.95 feet; thence S64°37'14"E, 266.52 feet; thence S47°09'59"E, 132.11 feet; thence S70°33'44"E, 95.05 feet; thence S76°19'29"E, 309.21 feet to the East line of the SW¼ of the NE¼ of said Section 18; thence S00°02'45"E, 836.81 feet along said East line to the SE corner of said SW¼ NE¼; thence N89°23'06"W, 1326.39 feet to the point of beginning. Said portion contains 46.60 acres and is subject to all easements, restrictions, reservations and right of ways 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 SADDLEBROOKE II and shall consist of a total of four (4) lots.

In testimony whereof, Hal Reed, President, and Jay Reed, Secretary, of Saddlebrooke Estates Inc., have subscribed their names this 11 day of March, 1998.

Hal Reed, President — Jay Reed, Secretary

Be it remembered that on this 11 day of March, 1998, 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 Jackson)
My commission expires: Aug 27, 2000 — Notary Public

APPROVALS AND ACCEPTANCES

This plat of SADDLEBROOKE II has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 3rd day of February, 1998.

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 30 day of March, 1998.

County Clerk

Entered on transfer record this day of , 1998.

County Recorder

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SURVEYORS 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 the 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 30, 1994. 4 CSR 30-8.020.

Date: 3-6-98 Signature: Terry M. McCauley MO REG 8243

If this document does not have an embossed seal, it should be assumed to contain unauthorized alterations. This certification contained on this document shall not apply to any copies.

M & M LAND SURVEYING SERVICE, INC.
208 EAST MAIN STREET
PO BOX 63
RICHMOND MO 64085
PHONE (816) 776-5343
FAX (816) 470-4343

STATE OF MISSOURI — TERRY M. MCCAULEY — NUMBER LS-2343 — REGISTERED LAND SURVEYOR

SURVEY FOR: SADDLEBROOKE ESTATES KEARNEY, MISSOURI

Date: 2-6-1998 Field Book: 97-195 Project #: 97-5705

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