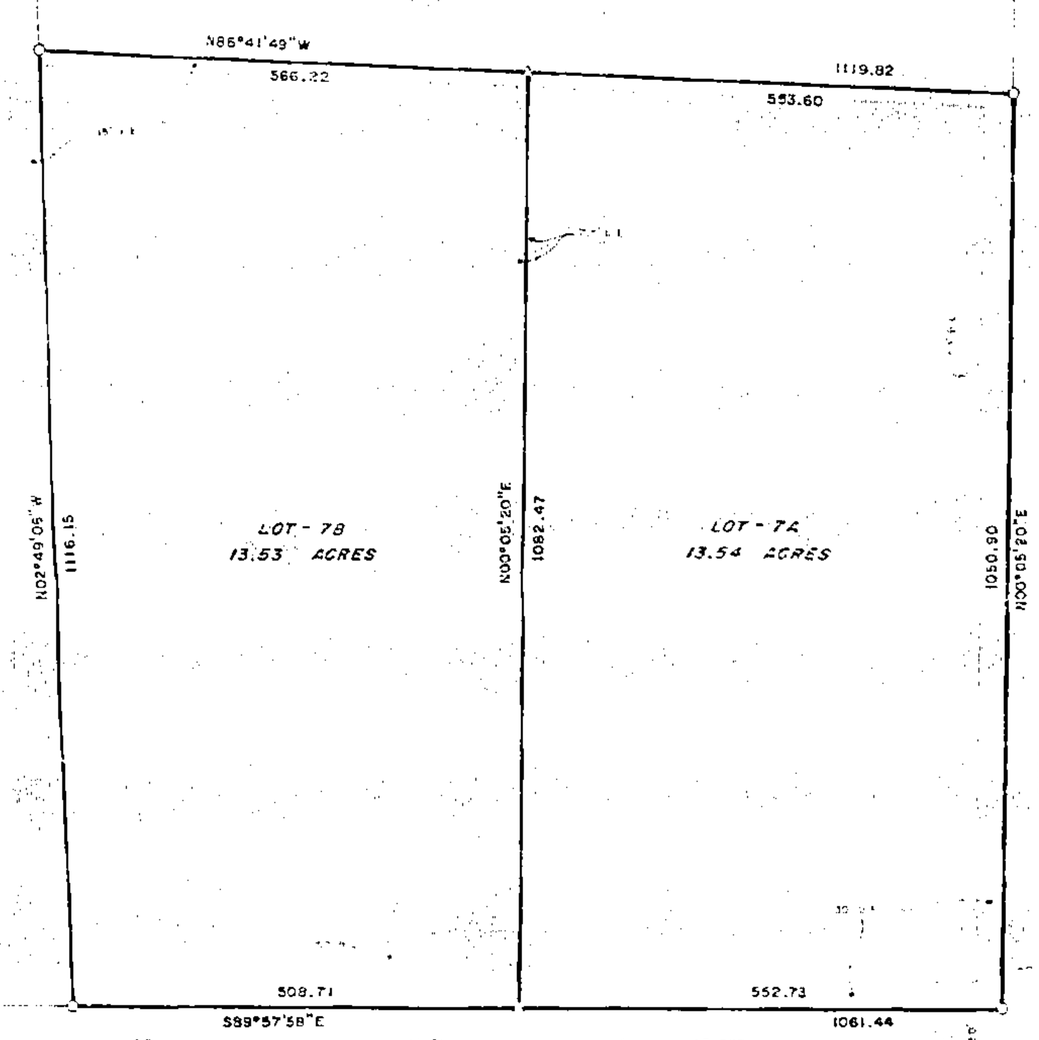
Clay County, Missouri
Land Survey Document

N 91713 MAY 19 1998

REPLAT OF LOT 7 OF APEX ACRES

FINAL PLAT



DESCRIPTION

All of Lot 7 of Apex Acres, in Section 15, Township 53 North of the Base Line, Range 32 West of the Fifth Principal Meridian, Clay County, Missouri, Containing 27.07 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 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 the REPLAT OF LOT 7 OF APEX ACRES and shall consist of a total of two (2) lots.

In testimony whereof, John Pepper, President & Secretary of Apex Management Systems Inc., has subscribed his name this 22 day of April, 1998.

John Pepper

Be it remembered that on this 22 day of April, 1998, before me, a notary public in and for said County and State, personally appeared the above persons, 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)

PHYLLIS A. PHILIP
Notary Public - State of Missouri
Commissioned in Platte County
My Commission Expires Jan. 5, 2000

My commission expires : _____ Notary Public

APPROVALS AND ACCEPTANCES

This REPLAT OF LOT 7 OF APEX ACRES has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 7th day of April, 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 12 day of May, 1998.

County Clerk

Entered on transfer record this _____ day of _____, 1998.

County Recorder

NOTES

1. Owner/Developer: John Pepper (Apex), PO Box 901514, Kansas City, MO 64190.
2. Survey Classification is "C".
3. Record Deed Reference is Book 2161 Page 691.
4. Bearing System based on recorded plat of Apex Acres, Cabinet "K" Sleeve 9.
5. Subdivision in Flood Hazard Zone "C" per FIRM C.P. # 290086 0025 A, March 18, 1980.

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 & Land Surveyors, effective December 30, 1994. 4 CSR 30-2.020.

Date 6-9-98 Signed Terry M. McCanless MO REG # 2143

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

M & M LAND SURVEYING SERVICE, INC.
205 EAST MAIN STREET
PO BOX 83
RICHMOND, MO 64085
PHONE (816) 776-8343
FAX (816) 470-8343

TERRY M. McCANLESS
NUMBER
LS-2143

SURVEY FOR: JOHN PEPPER
KANSAS CITY, MO

Date: 2-25-1998 Field Book: 98-129 Project #: 98-5868

CAB-E
6/9/98 CP