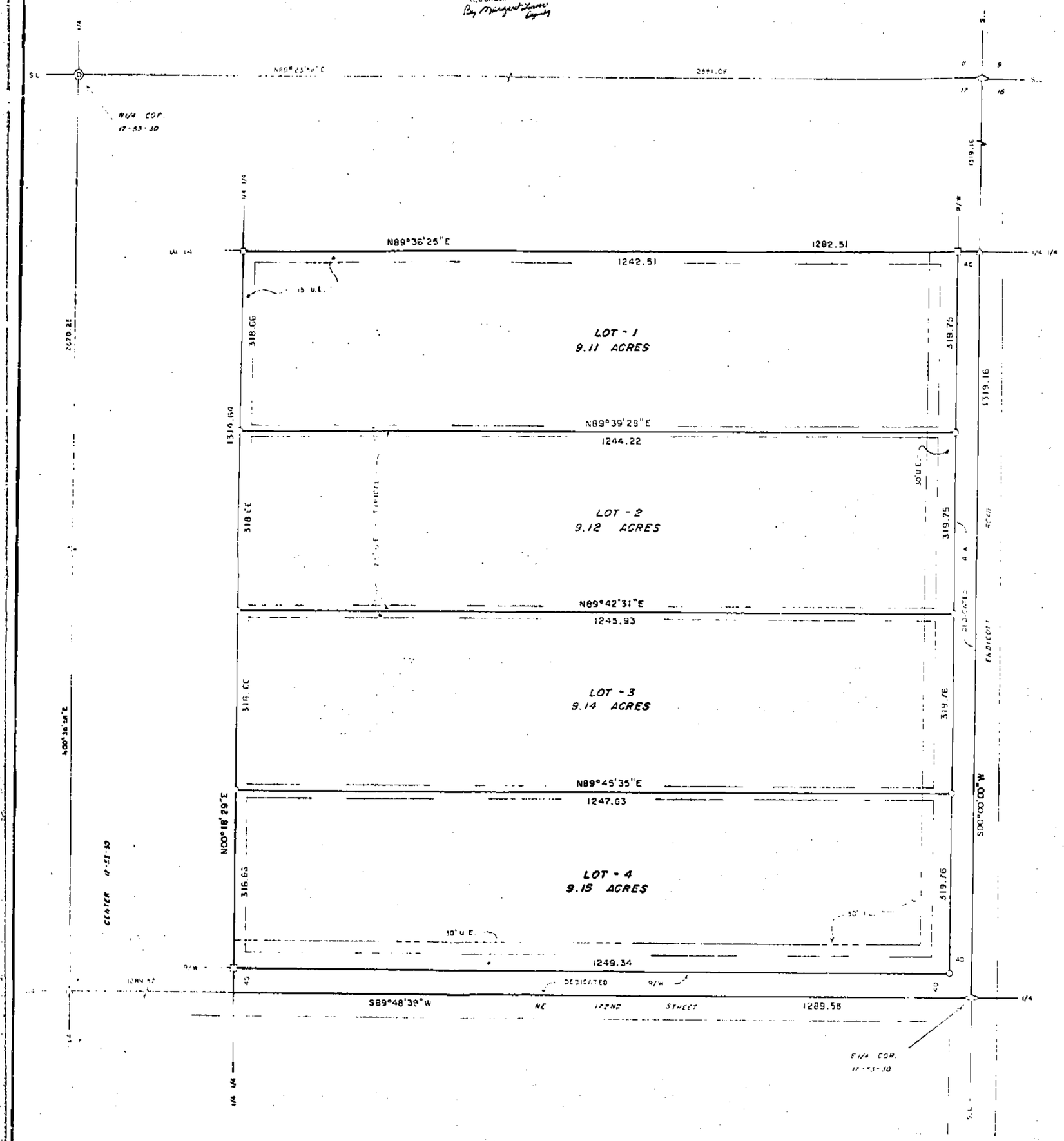
Clay County, Missouri
Land Survey Document

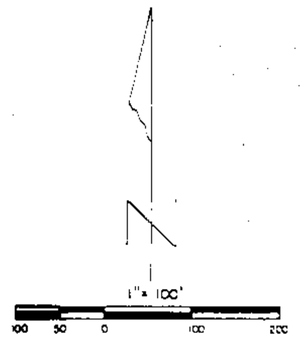
STATE OF MO
CLAY COUNTY
LIBERTY INSTRUMENT
98 OCT 29 P 1:32
MARY E. MOBERLY
RECORDER OF DEEDS

P 17756 OCT 29 1998

HOBBY HILL

FINAL PLAT





- ○ - 5/8" BAR SET AT P.C. HONE
- △ - 1/2" BAR FOUND
- ◇ - 3/8" BAR FOUND
- □ - 5/8" BAR SET
- ○ - 1/2" BAR SET

SEE BOOK 2007 PAGE 741

NOTES

1. Owner/Developer : John and Sandra Wiemar, 20207 NE 172nd Street, Holt, MO 64048.
2. Survey Classification is "C".
3. Record Deed Reference is Book 1554 Page 311.
4. Bearing System is based on the deeded description found at note 3.
5. Subdivision is in Flood Hazard Zone "C" per FIRM Community Panel # 290086 0050 H, Effective Date : February 17, 1989.
6. Maximum height for all structures in this subdivision shall be in accordance with County regulations regarding zoning and airport land use.
7. 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 SE¼ of the NE¼ of Section 17, Township 53 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri. Containing 38.88 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, sewers, 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 HOBBY HILL and shall consist of a total of four (4) lots.

In testimony whereof, W. John & Sandra F. Wiemar, husband and wife, have subscribed their names this 25 day of September, 1998.

W. John Wiemar — Sandra F. Wiemar

Be it remembered that on this 25 day of September, 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 CLAY)

PAMELA SUE HURST
NOTARY PUBLIC, STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXPIRES MAR. 1, 2000

My commission expires _____ Notary Public

APPROVALS AND ACCEPTANCES

This plat of HOBBY HILL has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 1st day of September, 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 5th day of October, 1998.

County Clerk

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

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 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 30-5.080.

Date: 9-9-98 Signed: Terry M. McCanless MO PLS #2143

If this document does not have an embossed seal, it should be assumed that it has been altered in some way. The certification on behalf of this document shall not extend to any such alterations.

M & M LAND SURVEYING SERVICE, INC.
800 EAST MAIN STREET
PO BOX 83
RICHMORO, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

TERRY M. McCANLESS
NUMBER LS-2143
MISSOURI LAND SURVEYOR

SURVEY FOR: JOHN WIEMAR
HOLT, MO.

Date: 7-27-1998 | Field Book: 98-208 | Project #: 98-6133