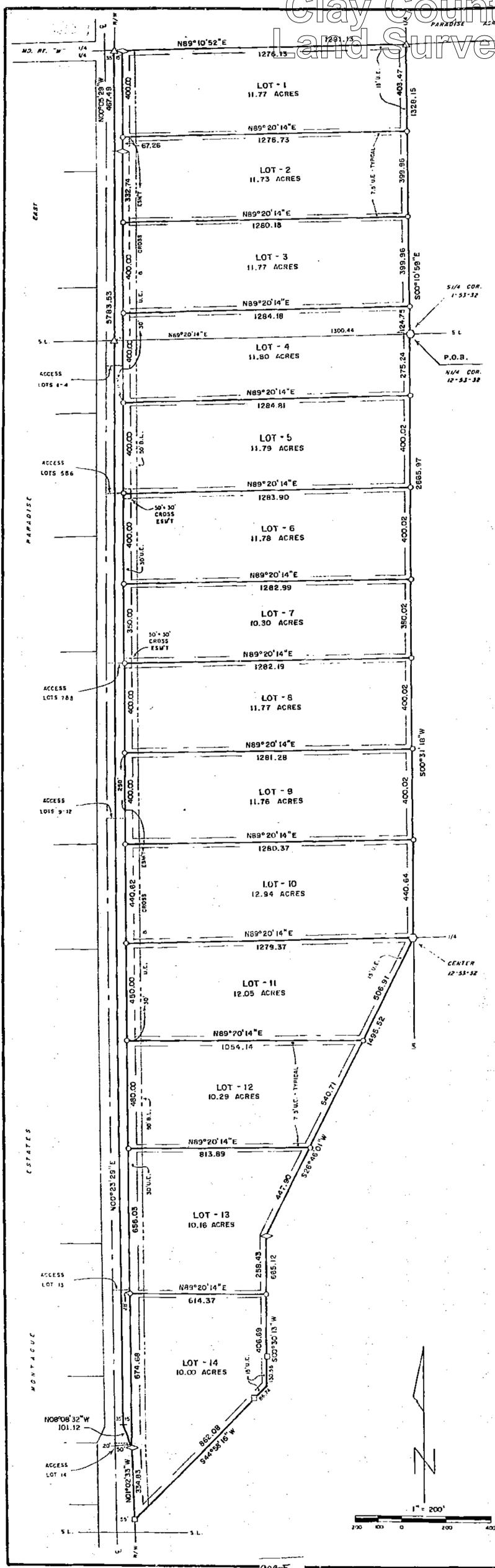


REEDWOOD

FINAL PLAT

Handwritten notes:
Terry L. Macneless
Surveyor
11/13/98



DESCRIPTION

Those portions of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1 and the E $\frac{1}{2}$ of the W $\frac{1}{2}$ of Section 12, Township 53 North of the Base Line, Range 32 West of the Fifth Principal Meridian, Clay County, Missouri, described as a whole as follows: Beginning at the NE corner of said Section 12 (also the SE corner of said Section 1); thence S00°31'18\"/>

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.R.). 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 REEDWOOD and shall consist of a total of fourteen (14) lots.

In testimony whereof, the General Partners of Reedwood Farms have subscribed their names this 20th day of October, 1998.

Hal Reed Thomas J. Wood
Hal Reed Thomas J. Wood

Be it remembered that on this 20th day of October, 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)
My commission expires: July 21, 2002
Mary E. Shroyer
Notary Public

APPROVALS AND ACCEPTANCES

This plat of REEDWOOD 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 ___ day of ___, 1998.

Entered on transfer record this ___ day of ___, 1998.
County Clerk By: [Signature]
County Recorder

NOTES

- Owner/Developer: Reedwood Farms, 12004 NE 172nd Street, Kearney, MO 64060.
- Survey Classification is "C"
- Record Deed Reference is Book 1743 Pages 815 and 817.
- Bearings are MO State Plane Coordinate System - West Zone, grid factor = 1.0001043.
- Reference Survey by RLS # 1433, dated December 31, 1986.
- Subdivision in Flood Hazard Zone "C" per FIRM C.P. # 290086 0025 A, March 18, 1980.
- Hunting is conducted on the adjoining land of Smithville Lake (Corps of Engineers).
- Driveway for Lots 1 to 4 and driveway for Lots 7 & 8 have sight distance concerns, driveways marked by MO Highway Dept. and field located as shown on plat.
- Prospective buyers shall refer to the subdivision covenants, recorded with this plat, for additional information regarding driveway placement and joint driveway maintenance provisions.

SEE BOOK 2919 PAGE 166 & 167

- - BRASS CAP FOUND
- - U.S.C.E. MONUMENT FOUND
- △ - 1/2" BSR FOUND
- ◇ - 5/8" BSR SET
- - 1/2" BSR SET
- DRIVEWAY - SEE NOTE 8

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 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, 1984, 4 CSR 310-4.000.
Date: 10-14-98 Signed: [Signature]
Terry L. Macneless MISSOURI 21308

W & M LAND SURVEYING SERVICE, INC.
606 EAST MAIN STREET
PO BOX 10
RICHLAND, MO 64086
PHONE 816 776-6343
FAX 816 776-6343

STATE OF MISSOURI
TERRY L. MACNELESS
REGISTERED LAND SURVEYOR
LICENSE # 21308

SURVEY REEDWOOD FARMS FOR: KEARNEY, MO.
Date: 9-3-1998 Field Book: 98-205 Printed: 98-0134