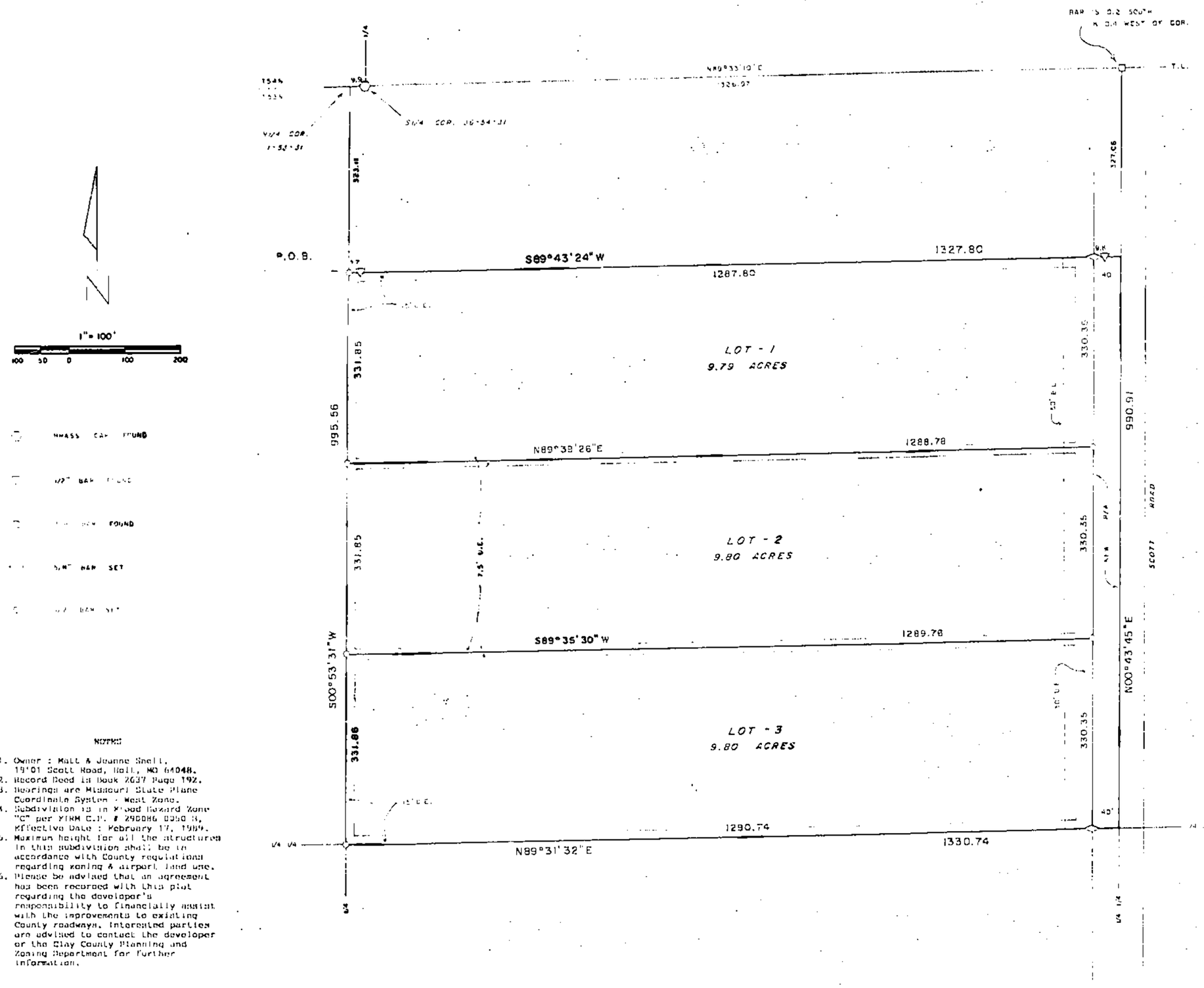
Clay County, Missouri
Land Survey Document

SEP 21 1999 P 69358

99 SEP 21 A 9:03

BURR OAK ACRES

FINAL PLAT



NOTES

1. Owner : Matt & Joanne Snell, 19101 Scott Road, Holt, MO 64048.
2. Record Deed is Book 2637 Page 192.
3. Bearings are Missouri State Plane Coordinate System - West Zone.
4. Subdivision is in Flood Hazard Zone "C" per FIRM C.P. # 290086 0050 B, Effective Date : February 17, 1989.
5. Maximum height for all the structures in this subdivision shall be in accordance with County regulations regarding zoning & airport land use.
6. 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

That portion of the NW¼ of the NE¼ of Section 1, Township 53 North of the Base Line, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at a point on the West line of said NW¼ NE¼ that is S00°53'31"W, 323.11 feet from the N¼ corner of said Section 1; thence S00°53'31"W, 995.56 feet along said West line to the SW corner of said NW¼ NE¼; thence N89°31'32"E, 1330.74 feet to the SE corner of said NW¼ NE¼; thence N00°43'45"E, 990.91 feet along the East line of said NW¼ NE¼; thence S89°43'24"W, 1327.80 feet to the point of beginning. Said portion contains 30.30 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 BURR OAK ACRES and shall consist of a total of three (3) lots.

In testimony whereof, Francis G. Snell and Joanne A. Snell, husband and wife, have subscribed their names this 9th day of August, 1999.

Francis G. Snell — Joanne A. Snell

Be it remembered that on this 6th day of August, 1999, 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) Jackson

My commission expires : 12/6/2000 — Notary Public

APPROVALS AND ACCEPTANCES

This plat of BURR OAK ACRES has been submitted to and considered by Clay County Planning and Zoning Commission, and is hereby approved this 3rd day of August, 1999.

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 30th day of August, 1999.

County Clerk

Entered on transfer record this ____ day of _____, 1999.

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 30-8.020

Date: 8-5-99 Signed: Terry M. McCauless — 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.
506 EAST MAIN STREET
PO BOX 53
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6345

STATE OF MISSOURI — TERRY M. MCCAULESS — NUMBER LS-2143 — REGISTERED LAND SURVEYOR

SURVEY FOR: MATT & JEANNE SNELL, HOLT, MO.

Date: 8-25-1999 | Field Book: 99-219 | Project #: 99-8704

RC-E