Clay County, Missouri
Land Survey Document

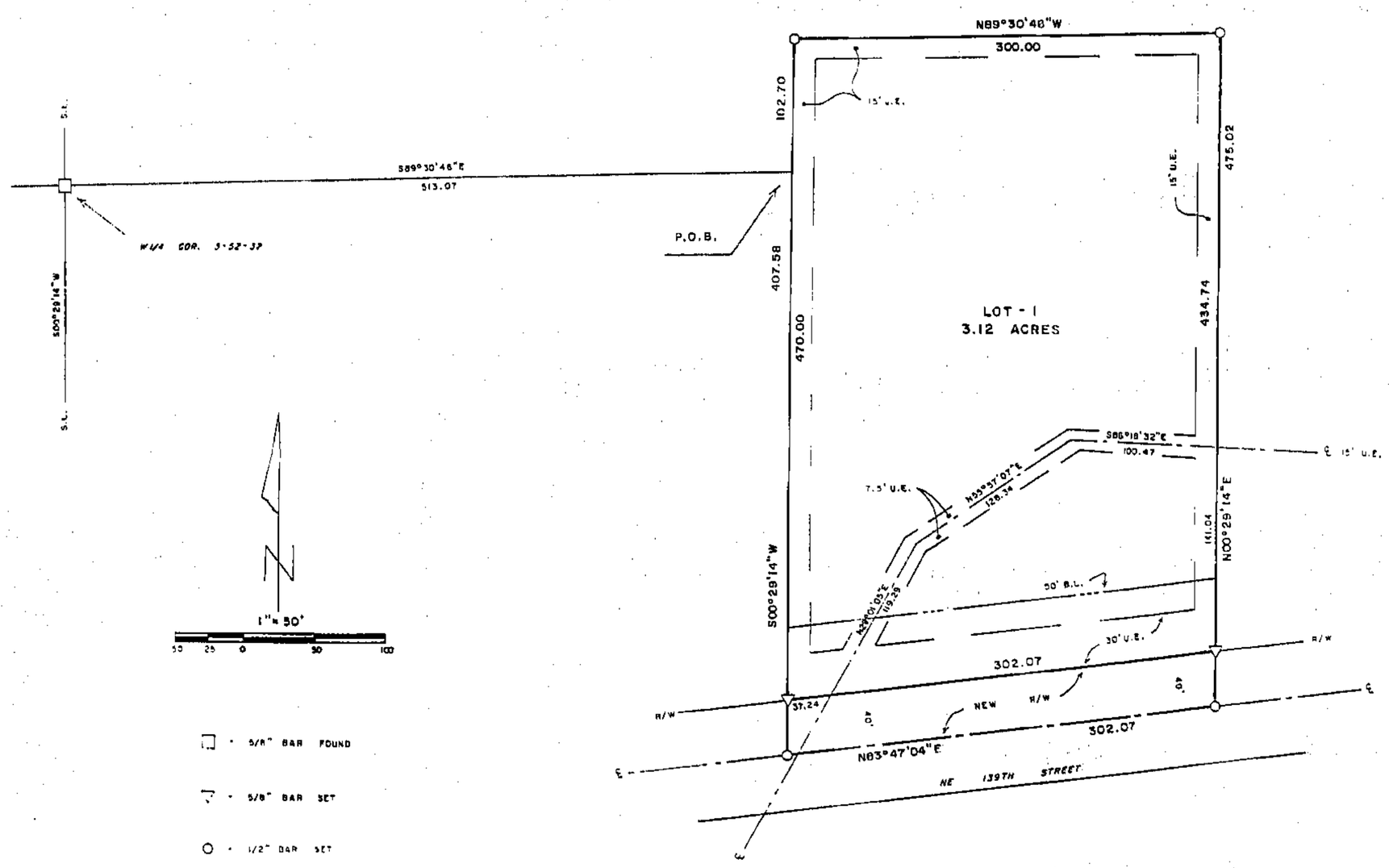
STATE OF MO
CLAY COUNTY
I CERTIFY THIS INSTRUMENT
99 DEC 14 AM 11:00
BOOK E 5C 127
RECORDER OF DEEDS
by Teresa Hough
Deputy

P 80272

DEC 14 1999

GREEN PASTURES FARM

FINAL PLAT



NOTES

1. Owner/Developer : Charles King, 7615 NE 139th St, Smithville, MO 64089.
2. Record Deed References are Book 2793 Page 305 and Book 2793 Page 307.
3. Bearing System is based on survey by LS 1433, dated November 27, 1989.
4. Subdivision is in Flood Hazard Zone "C" per FIRM Community Panel # 290086 0075 A, Effective Date : March 18, 1980.
5. Survey Classification is "C".

DESCRIPTION

That portion of the SW¼ of the NW¼ and the NW¼ of the SW¼ of Section 3, Township 52 North of the Base Line, Range 32 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at a point that is S89°30'46"E, 513.07 feet from the W¼ corner of said Section 3; thence S00°29'14"W, 407.58 feet parallel with the West line of said NW¼ SW¼ to the centerline of NE 139th Street; thence N63°47'04"E, 302.07 feet along said centerline; thence N00°29'14"E, 475.02 feet parallel with said West line; thence N89°30'46"W, 300.00 feet; thence S00°29'14"W, 102.70 feet parallel with said West line to the point of beginning. Said portion contains 3.39 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 GREEN PASTURES FARM and shall consist of a total of one (1) lot.

In testimony thereof, Charles A. King III, Successor Trustee of the Charles A. King Jr. Revocable Intervivos Trust, executed May 13, 1988 (E.I.N. 43-6796407) and Martha Adams King, Grantor's spouse, have subscribed their names this 22nd day of November, 1999.

Charles A. King III, Successor Trustee — Martha Adams King

Be it remembered that on this 22nd day of November, 1999, 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 : UTTA L. SCOBEE Notary Public - Notary Seal State of Missouri Clay County My Commission Expires Jan 24, 2002

Notary Public

APPROVALS AND ACCEPTANCES

This plat of GREEN PASTURES FARM has been submitted to and considered by the Clay County Planning and Zoning Commission, and is hereby approved this 2nd day of November 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 November, 1999.

County Clerk — by PAT, Inc.

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: 11-16-99 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.
606 EAST MAIN STREET
PO BOX 63
RICHMOND, MO 64085
PHONE (816) 776-5343
FAX (816) 470-5343

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

SURVEY FOR: CHARLES KING SMITHVILLE, MO.

Date: 9-23-1999 | Field Book: 99-215 | Project #: 99-8869

PC-E
11/12/00 CP

http://www.ClayCoGov.com