Clay County, Missouri
Land Survey Document

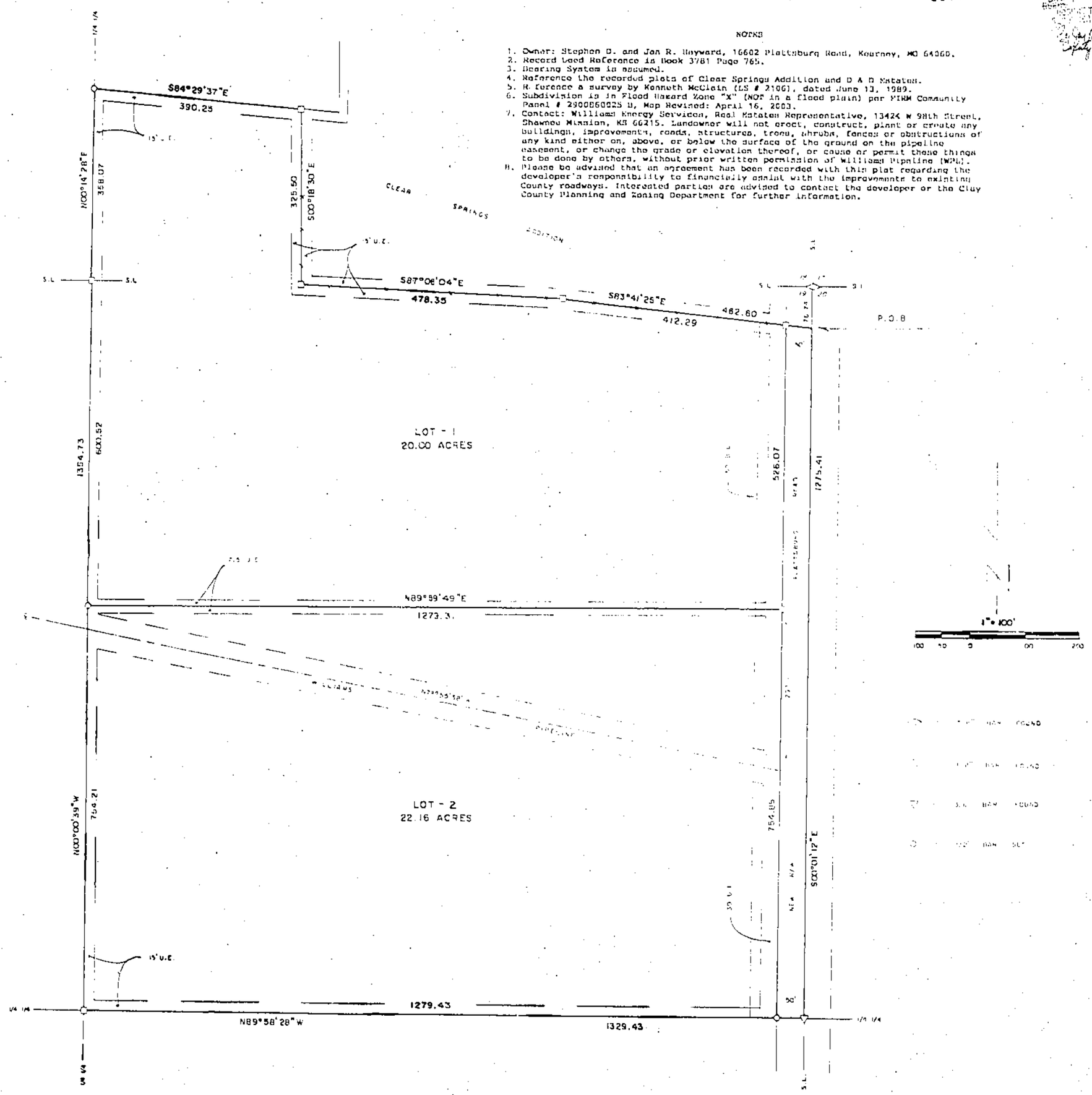
S37784

SPRING HILL ADDITION 2003

FINAL PLAT

NOTES

1. Owner: Stephen D. and Jan R. Hayward, 16602 Plattsburg Road, Kearney, MO 64060.
2. Record Legal Reference in Book 3781 Page 765.
3. Bearing System is assumed.
4. Reference the recorded plats of Clear Springs Addition and D A D Estates.
5. Reference a survey by Kenneth McClain (LS # 2106), dated June 13, 1989.
6. Subdivision is in Flood Hazard Zone "X" (NOT in a flood plain) per FIRM Community Panel # 290086025 B, Map Revised: April 16, 2003.
7. Contact: Williams Energy Services, Real Estates Representative, 13424 W 98th Street, Shawnee Mission, KS 66215. Landowner will not erect, construct, plant or create any buildings, improvements, roads, structures, trees, shrubs, fences or obstructions of any kind either on, above, or below the surface of the ground on the pipeline easement, or change the grade or elevation thereof, or cause or permit these things to be done by others, without prior written permission of Williams Pipeline (WPL).
8. 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

Those portions of the SW¼ of the SW¼ of Section 18 and the NW¼ of the NW¼ of Section 19, all in Township 53 North of the Base Line, Range 31 West of the Fifth Principal, Clay County, Missouri, described as a whole as follows: Beginning at a point on the East line of Said NW¼ NW¼ that is S00°01'12"E, 76.74 feet from the NE corner of Said Section 19 (also the SE corner of Said Section 18); thence S00°01'12"E, 1275.41 feet along Said East line to the SE corner of Said NW¼ NW¼; thence N89°58'28"W, 1329.43 feet to the SW corner of Said NW¼ NW¼; thence N00°00'39"W, 1354.73 feet to the NW corner of Said NW¼ NW¼ (also the SW corner of Said SW¼ SW¼); thence N00°14'28"E, 359.07 feet along the West line of Said SW¼ SW¼; thence S84°29'37"E, 390.25 feet to the West line of Lot 1 in Clear Springs Addition; thence S00°18'30"E, 325.50 feet along Said West line to the SW corner of Said Lot 1; thence S87°06'04"E, 478.35 feet along the South line of Said Lot 1; thence S83°41'25"E, 462.60 feet along Said South line to the point of beginning. Said portions contain 43.53 acres and are 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 over, 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 franchisees or assigns from going upon said easement and so 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 are 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 SPRING HILL ADDITION 2003 and shall consist of a total of two (2) lots.

In testimony whereof, Stephen D. Hayward and Jan R. Hayward, husband and wife, have subscribed their names this 25th day of October, 2003.

Stephen D. Hayward — Jan R. Hayward

Be it remembered that on this 25th day of October, 2003, 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)

My commission expires : Nov. 19, 2004 — Notary Public

H. JOAN VANZANT
Notary Public - Notary Seal
State of Missouri
Clay County
My Commission Expires Nov 19, 2004

APPROVAL AND ACCEPTANCE

This plat of SPRING HILL ADDITION 2003 has been submitted and considered by Clay County Planning & Zoning Commission, and is Approved this 9th day of September, 2003.

Chairman, Planning Commission — Director, Planning Commission

Presiding Commissioner — Eastern Commissioner

Western Commissioner

County Counselor

These easements and right-of-way accepted by the Governing Body of Clay County, MO, this 14th day of October, 2003.

County Clerk

Entered on transfer record this _____ day of _____, 2003.

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 30-16.010.

Date: 8-4-03 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) 776-6343
FAX (816) 470-6342

STATE OF MISSOURI
TERRY M. McCANLESS
NUMBER 2143
PROFESSIONAL LAND SURVEYOR

SURVEY FOR: STEVE & JAN HAYWARD
KEARNEY, MO.

Date: 7-2-2003 | Field Book: 03-266 | Proj #: 03-L-102