Clay County, Missouri
Land Survey Document

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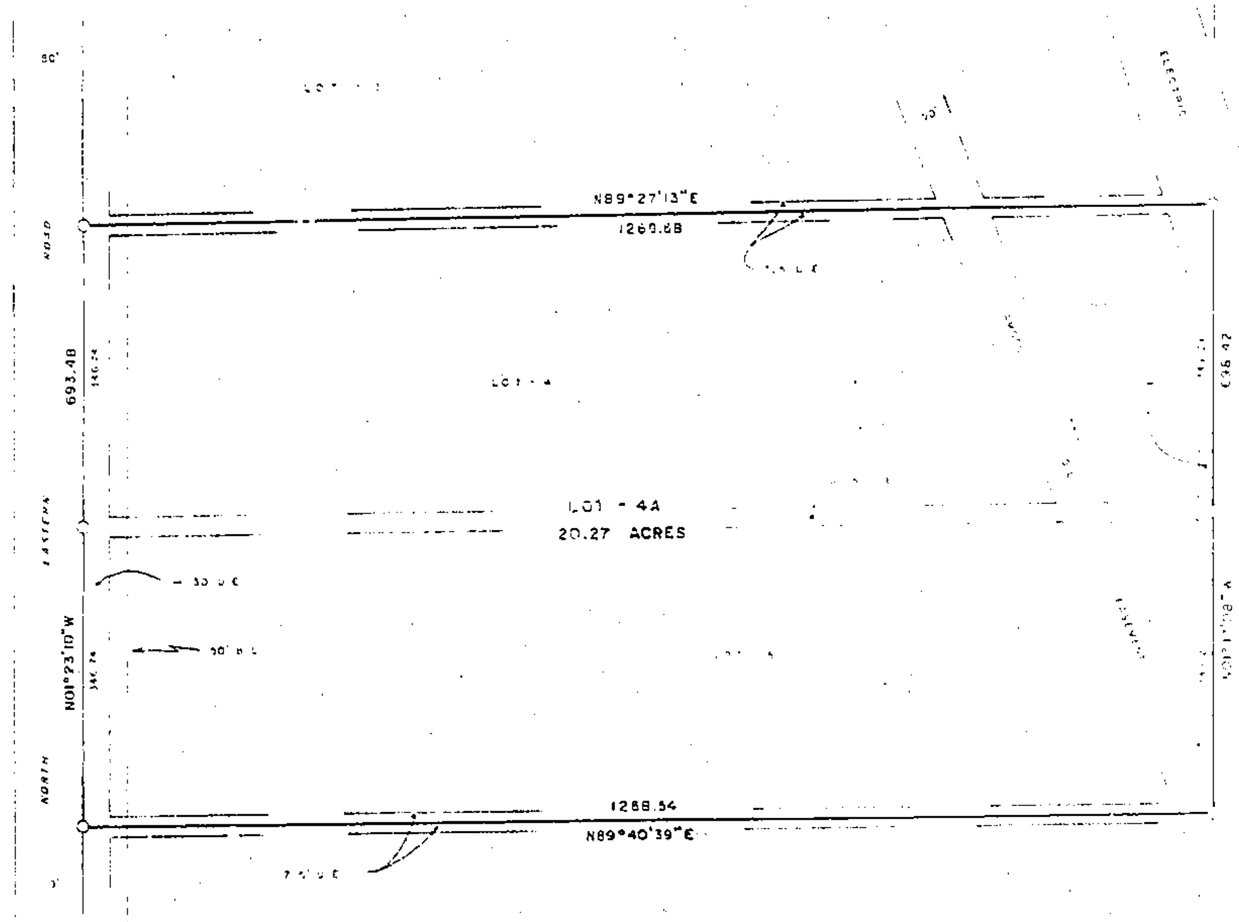
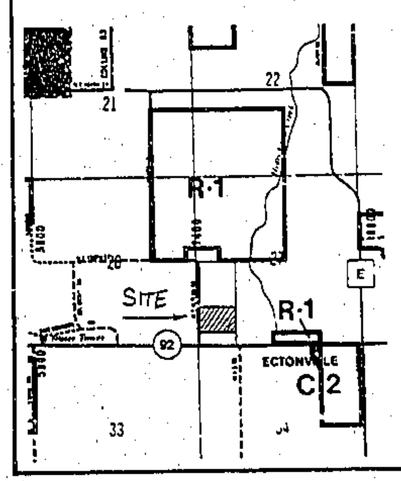
STATE OF MO
CLAY COUNTY
I CERTIFY INSTR. REC'D
2004 APR 26 A 9:03 8
CAB BK 3V PAGE 122
ROSEN T. SEVIER
RECORDER OF DEEDS
By Sue Matthews Deputy

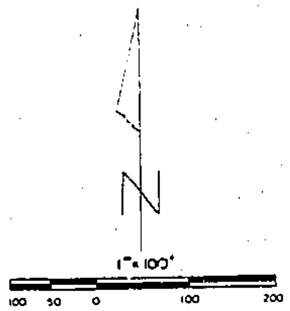
REPLAT OF LOTS 4 & 5
McCLARNON ACRES

FINAL PLAT



LOCATION MAP





○ = 1/2" BAR

NOTES

1. Owners Lot 4: Andy and Becky Davis, 15309 North Eastern Road, Smithville, MO 64089.
2. Owner Lot 5: Neil Barnard, 128 NE 110th Street, Kansas City, MO 64155.
3. Record deed reference are Book 3229 Page 133 and Book 3077 Page 543.
4. Bearing system is based on the plat of McClarnon Acres, Cabinet "E" Sleeve 100.
5. Subdivision is in Flood Hazard Zone "X" (NOT in a flood plain) per FIRM Community Panel # 290086C0025 H, Map Revised: April 16, 2003.
6. Be hereby advised that the KM Electric Power Cooperative and the Amoco Oil Company maintain substantial easements on this property. Construction and certain other activities within these easements is prohibited and may be hazardous. Property owner shall contact the appropriate easement holders for details before beginning any construction activities, including driveways, within the subdivision.
7. No house, building, or permanent structure other than a driveway shall be constructed within 20 feet of an existing drainage channel. Any driveway constructed across an existing drainage channel shall have a pipe culvert placed within the channel at the crossing point. Such pipe culvert shall be sized by a licensed engineer to insure that it will adequately pass the storm water runoff from a 25 year storm.
8. No existing storm water channel may be re-routed with an improved channel, or collected into and re-routed through storm sewer piping without plans prepared by a licensed engineer and approved by Clay County.
9. Any structures constructed within this subdivision shall provide siltation control during such construction in order to prevent siltation of onsite and downstream water courses and water bodies. Siltation control plans shall be provided along with applications for building permits and approved by Clay County prior to building permit issuance.

Ck. F
3/16/04 DM

DESCRIPTION

All of Lot 4 and all of Lot 5 in McClarnon Acres, a subdivision in Clay County, Missouri, according to the recorded plat thereof. Containing 20.27 acres and 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 on such 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 the REPLAT OF LOTS 4 & 5, McCLARNON ACRES and shall consist of a total of one (1) lot.

In testimony whereof, Andy David & Becky David, husband & wife, and Cornelius W. Barnard have hereunto set their names this 14th day of April, 2004.

Andy David — Becky David — Cornelius W. Barnard

Be it remembered that on this 14th day of April, 2004, 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, ss

My commission expires : Sept 3, 2004.

Notary Public

SHARON A. WILSON
Notary Public-Notary Seal
State Of Missouri
Commissioned in Clay County
My Commission Expires: Sept. 3, 2004

APPROVALS AND ACCEPTANCES

This REPLAT OF LOTS 4 & 5, McCLARNON ACRES has been submitted to and considered by the Clay County Planning Commission this 2nd day of March, 2004.

Chairman, Planning Commission — Director, Planning Commission

These easements and rights of way were accepted by the County Commission of Clay County, Missouri, this 23rd day of March, 2004, Resolution # 206-04

Presiding Commissioner — County Counsel

Western Commissioner — Attest: County Clerk

Eastern Commissioner

State of Missouri
County of Clay } SS

This is to certify that this instrument was filed for record in the Recorder of Deeds Office on the day of , 2004, in Cabinet , Sleeve , at am/pm o'clock.

Recorder of Deeds

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 current Missouri minimum standards for property boundary surveys.

Date: 3-3-04 Signed: Terry M. McCanless P.L.S. #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.
806 EAST MAIN STREET
PO BOX 83
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

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

SURVEY FOR: ANDY DAVIS

Date 2-25-2004 Field Book 99-212 Project # 04-8620