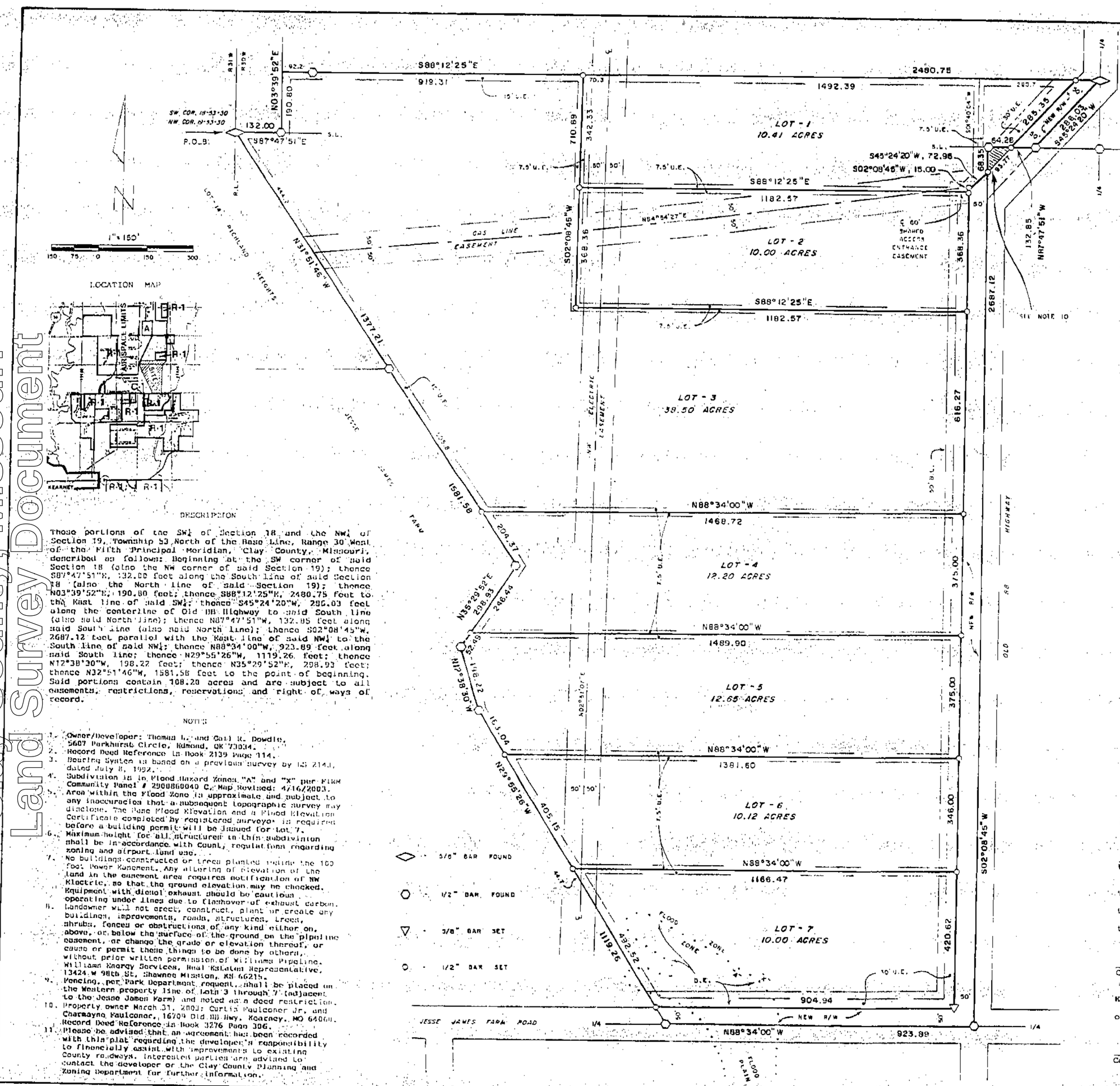
Clay County, Missouri
Land Survey Document

DOWDLE ESTATES

FINAL PLAT



DESCRIPTION

Those portions of the SW¼ of Section 18 and the NW¼ of Section 19, Township 53 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at the SW corner of said Section 18 (also the NW corner of said Section 19); thence S87°47'51"E, 132.00 feet along the South line of said Section 18 (also the North line of said Section 19); thence N03°39'52"E, 190.80 feet; thence S88°12'25"E, 2480.75 feet to the East line of said SW¼; thence S45°24'20"W, 295.03 feet along the centerline of Old 291 Highway to said South line (also said North line); thence N87°47'51"W, 132.85 feet along said South line (also said North line); thence S02°08'45"W, 2687.12 feet parallel with the East line of said NW¼ to the South line of said NW¼; thence N88°34'00"W, 923.89 feet along said South line; thence N29°55'26"W, 1119.26 feet; thence N12°38'30"W, 198.22 feet; thence N35°29'52"E, 208.93 feet; thence N32°51'46"W, 1581.58 feet to the point of beginning. Said portions contain 108.28 acres and are subject to all easements, restrictions, reservations and right of ways of record.

NOTES

1. Owner/Developer: Thomas L. and Gail R. Dowdle, 5607 Parkhurst Circle, Edmond, OK 73034.
2. Record Deed Reference in Book 2139 Page 114.
3. Bearing System is based on a previous survey by LS 2141, dated July 8, 1992.
4. Subdivision is in Flood Hazard Zones "A" and "X" per FIRM Community Panel # 2900860040 C. Map Revised: 4/16/2003. Area within the Flood Zone is approximate and subject to any inaccuracies that a subsequent topographic survey may disclose. The Base Flood Elevation and a Flood Elevation Certificate completed by registered surveyor is required before a building permit will be issued for Lot 7.
5. Maximum height for all structures in this subdivision shall be in accordance with County regulations regarding zoning and airport land use.
6. No buildings constructed or trees planted within the 100 foot Power Easement. Any altering of elevation of the land in the easement area requires notification of NW Electric, so that the ground elevation may be checked. Equipment with diesel exhaust should be cautious operating under lines due to flashover of exhaust carbon.
7. 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. Williams Energy Services, Real Estate Representative, 13424 W 98th St, Shawnee Mission, KS 66215.
8. Fencing, per Park Department request, shall be placed on the Western property line of Lots 3 through 7 (adjacent to the Jesse James Farm) and noted as a deed restriction.
9. Property owner March 31, 2003: Curtis Faulconer Jr. and Charmayne Faulconer, 16709 Old 291 Hwy, Kearney, MO 64060. Record Deed Reference in Book 3276 Page 306.
10. Please be advised that an agreement has been recorded with this plat regarding the developer's responsibility to financially assist with improvements to existing County roadways. Interested parties are advised to contact the developer or the Clay County Planning and Zoning Department for further information.

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 DOWDLE ESTATES and shall consist of a total of Seven (7) lots.

In testimony whereof, Thomas L. Dowdle and Gail R. Dowdle, husband and wife, have subscribed their names this 7th day of May, 2004.

Thomas L. Dowdle — Gail R. Dowdle

Be it remembered that on this 7th day of May, 2004, 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 : 10/24/04 — Notary Public: Jennifer R. Brown

Jennifer R. Brown, Notary Public, Notary Seal, State of Missouri, County of Clay, Commission Expires: 10-24-2004

APPROVALS AND ACCEPTANCES

This plat of DOWDLE ESTATES has been submitted to and considered by Clay County Planning and Zoning Commission, and is hereby Approved/Denied this 18th day of May, 2004.

Chairman, Planning Commission — Director, Planning Commission

Presiding Commissioner — County Counselor

Eastern Commissioner

Western Commissioner

These easements & rights-of-way accepted by the Governing Body of Clay County, Missouri, this 27th day of May, 2004.

County Clerk

Entered on transfer record this ____ day of _____, 2004.

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 30-2.020.

Date: 4-27-04 Signed: Terry M. McCanless MO PLS 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 80
RICHMOND, MO 64085
PHONE (816) 776-5343
FAX (816) 470-8343

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

SURVEY FOR: THOMAS & GAIL DOWDLE, EDMOND, OK.

Date: 6-2-2003 | Field Book: 00-231 | Project #: 03-8322

http://www.ClayCoGov.com