Clay County, Missouri
Land Survey Document

HOLDSWORTH COMMERCIAL ADDITION 2

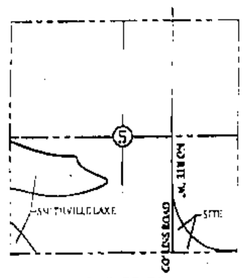
REPLAT OF HOLDSWORTH COMMERCIAL ADDITION, AND PART OF THE SOUTHEAST QUARTER OF SECTION 5-53-32

FINAL PLAT

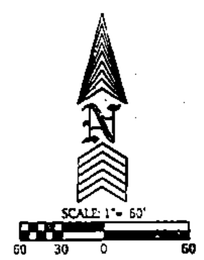
A Subdivision in Clay County, Missouri

S83819

STATE OF MISSOURI
CLAY COUNTY
I RECEIVED THIS PLAT
2004 JUL 21 P 2:51
Book F Page 134
RECORDER OF DEEDS
By Mindy Mackey Deputy

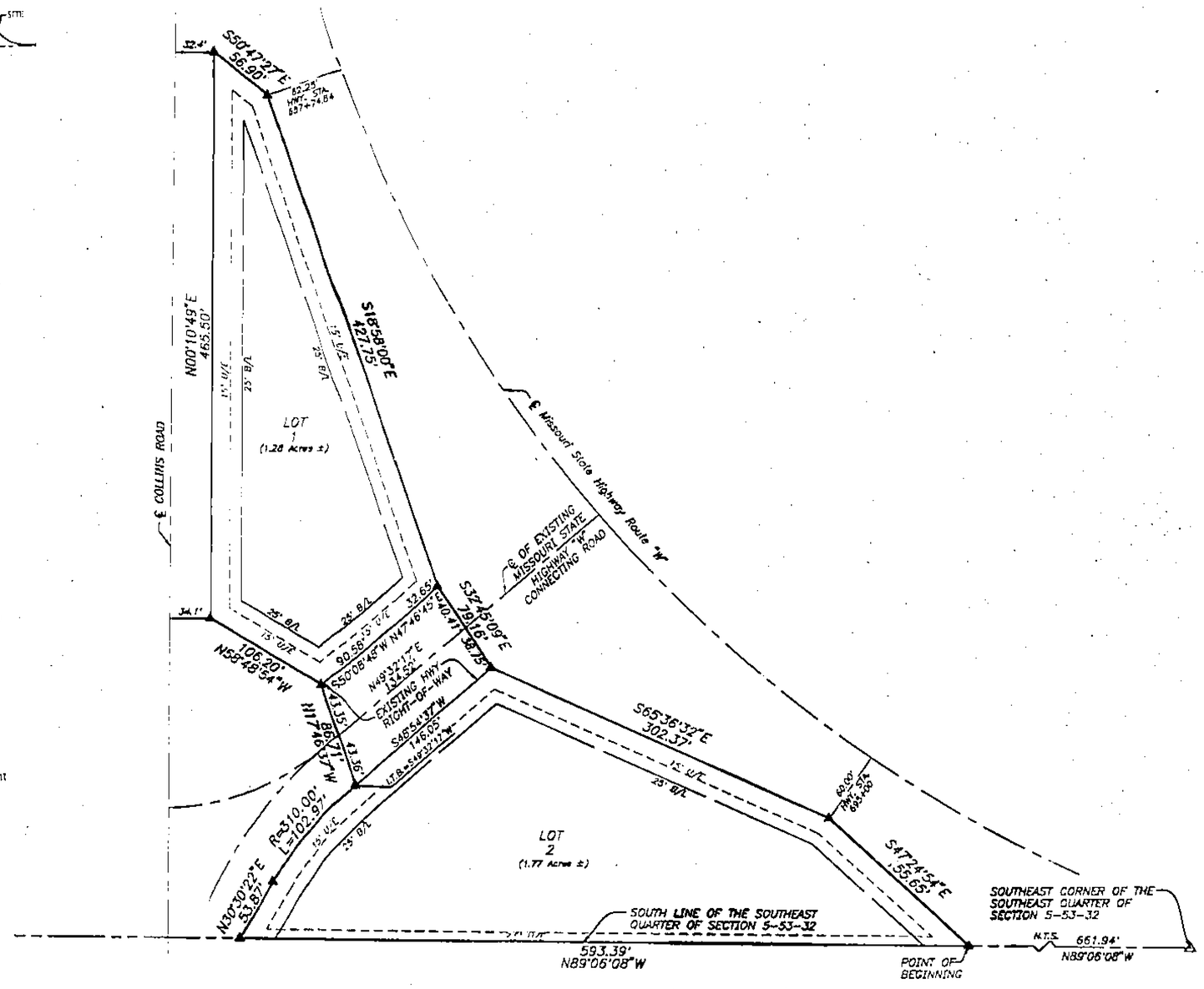


SEC. 5-53-32
Location Map



LEGEND:
B/L = Building Line
U/E = Utility Easement
N.T.S. = Not to Scale
I.T.B. = Initial Tangent Bearing
HWY. STA. = Highway Station
I.T.B = Initial Tangent Bearing

△ Denotes Existing Monument
▲ Denotes Monument to be set after construction of Utilities and Streets.



PROPERTY DESCRIPTION:
All of HOLDSWORTH COMMERCIAL ADDITION, a subdivision of land in Clay County, Missouri, and all that part of the Southeast Quarter of Section 5, Township 53, Range 32, Clay County, Missouri, described as follows; Commencing at the Southeast Corner of the Southeast Quarter of said Section 5, thence North 89 degrees 06 minutes 08 seconds West, along the South line of the Southeast Quarter of said Section 5, a distance of 661.94 feet to the Point of Beginning of the Tract of land herein to be described; thence Continuing along the South line of the Southeast Quarter of said Section 5, North 89 degrees 06 minutes 08 seconds West, a distance of 593.39 feet to the Easterly Right-of-Way line of Missouri State Highway "W" Connecting Road; thence North 50 degrees 30 minutes 22 seconds East, along said Easterly Right-of-Way line, a distance of 52.87 feet; thence Continuing along said Easterly Right-of-Way line, Northeasterly, along a curve to the right, being tangent to the last described course, having a radius of 310.00 feet, an arc length of 102.97 feet; thence North 17 degrees 46 minutes 37 seconds West, a distance of 86.71 feet to the most Southerly corner of said HOLDSWORTH COMMERCIAL ADDITION; thence North 58 degrees 48 minutes 54 seconds West, along the West line of said HOLDSWORTH COMMERCIAL ADDITION, a distance of 106.20 feet to the East Right-of-Way line of Collins Road; thence North 00 degrees 10 minutes 49 seconds East, along the Easterly Right-of-Way line of said Collins Road, also being the Westerly line of said HOLDSWORTH COMMERCIAL ADDITION, a distance of 465.50 feet to the most Northerly corner of said HOLDSWORTH COMMERCIAL ADDITION, also being the Westerly Right-of-Way line fo Missouri State Highway Route "W"; thence South 50 degrees 47 minutes 27 seconds East, along said Westerly Right-of-Way line, a distance of 56.90 feet; thence Continuing along said Westerly Right-of-Way line, South 18 degrees 58 minutes 00 seconds East, a distance of 427.75 feet; thence Continuing along said Westerly Right-of-Way line, South 32 degrees 45 minutes 09 seconds East, a distance of 79.18 feet; thence Continuing along said Westerly Right-of-Way line, South 65 degrees 36 minutes 32 seconds East, a distance of 302.37 feet; thence Continuing along said Westerly Right-of-Way line, South 47 degrees 24 minutes 54 seconds East, a distance of 55.65 feet to the Point of Beginning. Said tract contains 3.29 Acres, more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "HOLDSWORTH COMMERCIAL ADDITION 2".

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 thereover any structures (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 reasonable necessary in exercising the rights granted by the easement.

STREETS: Streets shown on this plat and not heretofore 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 building or portion thereof shall be built between this line and the street line.

COVENANTS AND RESTRICTIONS: Covenants and restrictions will not be recorded simultaneously with this plat.

IN TESTIMONY WHEREOF: The undersigned proprietors have hereunto set their hands this 14th day of July 2004.

John Holdsworth — Jennifer Holdsworth

STATE OF MISSOURI
COUNTY OF Clay ss.

Be it remembered that on this 14th day of July, 2004, before me, a Notary Public in and for said County and State, came John and Jennifer Holdsworth, husband and wife, to me personally known to be the same people who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri on the day and year last written.

MY COMMISSION EXPIRES: Nov. 27 2005 — Nicole Y. Frazier, NOTARY PUBLIC

This plat of HOLDSWORTH COMMERCIAL ADDITION 2 has been submitted to and approved by the Clay County Planning Commission this 6th day of July, 2004.

Chairman, Planning and Zoning Commission — Director, Planning and Zoning Commission

The easements and right of ways are accepted by the County Governing Body of Clay County, Missouri, this 19th day of July, 2004, Resolution #2004-395.

ATTEST:

County Counselor — Presiding Commissioner

County Clerk — Western District Commissioner

Eastern District Commissioner

STATE OF MISSOURI
COUNTY OF _____ 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 _____ PM/AM O'Clock.

Recorder of Deeds

NOTES:
1. No portion of the property is located within the 100-year floodplain, according to the Flood Insurance Rate Map Panel Number 2000560025 B, dated April 16, 2003.

I hereby state that the plat of HOLDSWORTH COMMERCIAL ADDITION 2 subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further state that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 7-07-04 — SAM A. AYLETT, LS-2074
STATE OF MISSOURI — SAM A. AYLETT — NUMBER LS-2074 — REGISTERED LAND SURVEYOR

FINAL PLAT
HOLDSWORTH COMMERCIAL ADDITION 2
CITY, COUNTY, STATE

Aylett, Flowers Survey & Engineering Company
201 NW 72ND Street-Gladstone, Missouri 64118-1821
Phone: (816) 436-1773 - www.afsec.com - Fax: (816) 436-0767
Land Surveying – Civil Engineering – Land Planning

Prepared for:
JOHN (CLYDE) HOLDSWORTH
18408 Elm
Smithville, MO 64089

Dr.: NRM	File Name: 43025FPA.DWG	SEC. 5-53-32	Date: June 7, 2004	Job No: 43025

http://www.ClayCoGov.com