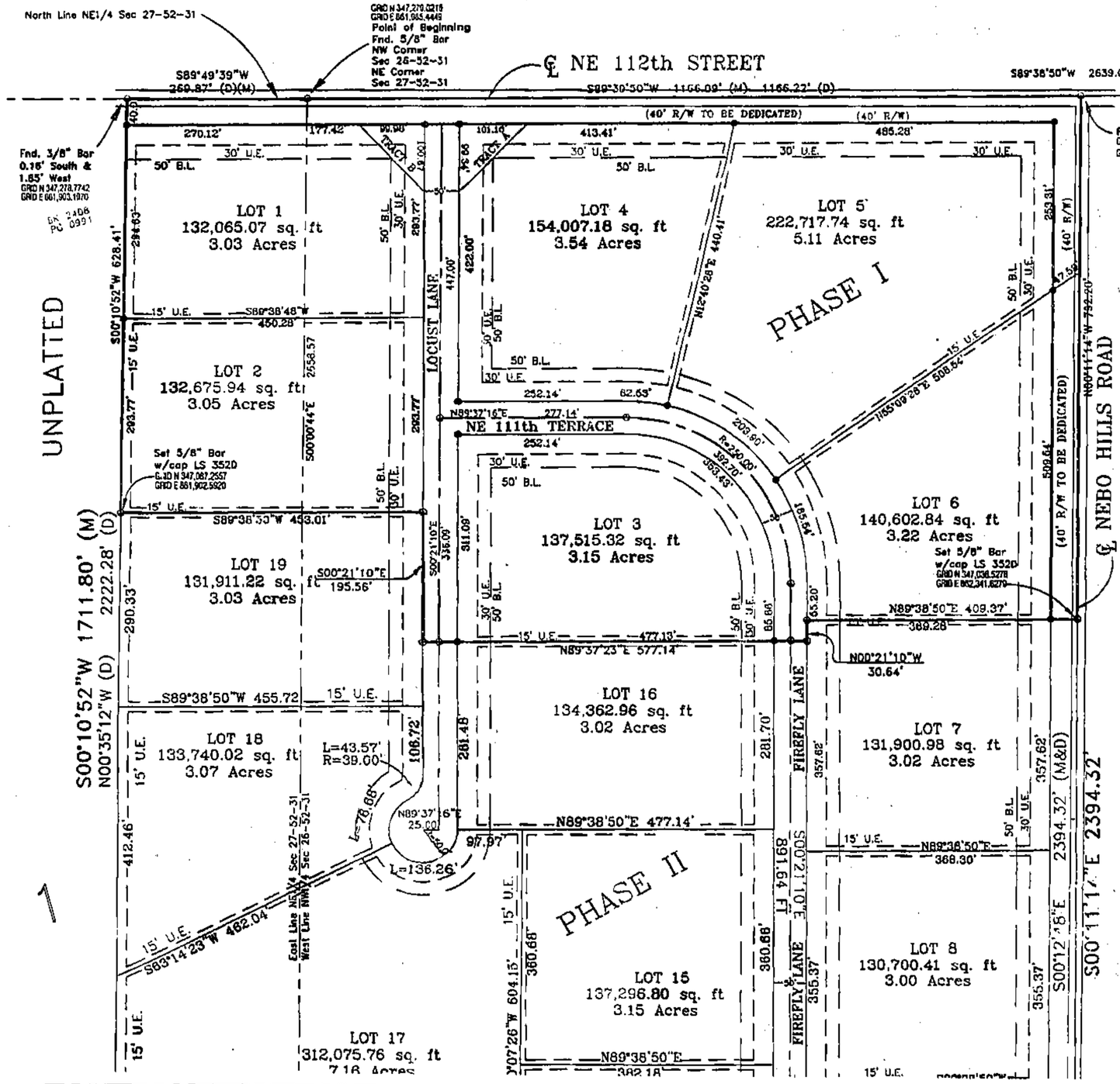
CRYSTAL ESTATES- PHASE I

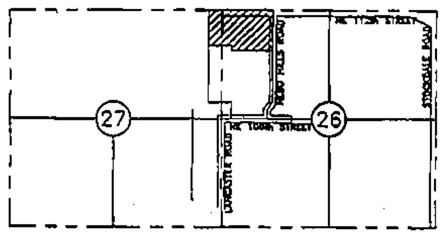
Final Plat

A Part of the E 1/2 of the NE 1/4 of Section 27-T52N-R31W
and A Part of the W 1/2 of the NW 1/4 of Section 26-T52N-R31W
CLAY COUNTY, MISSOURI

T03372

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
2004 NOV 15 P 1:23
BOOK 6 PAGE 155
ROBERT I. SPIVEY
RECORDER 2010-EDR
by Mindy Nickrafer
Deputy





LOCATION MAP
SEC. 26, T52N, R31W
SEC. 27, T52N, R31W
(Not to Scale)

Legal Description:
All of the Northwest Quarter of Section 26 and the Northeast Quarter of Section 27, Township 52, Range 31, in Clay County, Missouri, described as follows:
Beginning at the Northwest Corner of said Section 26, also being the centerline of NE 112th Street (as now established);
Thence S 89°49'39"W along the North line of said Section 27 and said NE 112th Street, a distance of 269.87 feet;
Thence S 00°10'52" W a distance of 628.41 feet;
Thence S 89°38'50" W a distance of 453.01 feet;
Thence S 00°00'14" E a distance of 195.56 feet;
Thence N 89°37'23" E a distance of 577.14 feet;
Thence N 00°21'10" W a distance of 30.64 feet;
Thence N 89°38'50" E a distance of 409.37 feet;
Thence N 00°11'14" W, also being the centerline of Nebo Hills Road (as now established), a distance of 791.20 feet;
Thence S 89°39'50" W along the North line of Section 26 and along the centerline of NE 112th Street a distance of 1166.09 feet to the point of beginning.
Containing 1,083,232.07 square feet or 24.87 acres more or less.

DEDICATION

EASEMENTS: An easement or licenses is hereby granted to Clay Co unty, 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.) and a Northland trails dedicated easement. 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 obstructing to interfere with the agents and employees of Clay County, Missouri, and its franchised utilities 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 the "CRYSTAL ESTATES PHASE I" and shall consist of six (6) lots.

IN TESTIMONY WHEREOF: C. L. Yocum, President of Springfield Better Homes, Inc. has caused these presents to be signed this 20th day of October, 2004.

C. L. Yocum, President

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

On this 20th day of October, 2004, before me appeared C. L. Yocum, President of Springfield Better Homes Inc., known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

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

Notary Public - Notary Seal
STATE OF MISSOURI
My Commission Expires Aug. 21, 2008

My Commission Expires Aug. 21, 2008 Notary Public

This plat of CRYSTAL ESTATES PHASE I has been submitted to and approved by the Clay County Commission this _____ day of _____, 2004.

Chairman Planning & Zoning Commission

Director Planning & Zoning Commission

These easements and rights-of-way were accepted by the County Commission of Clay County, Missouri, this _____ day of _____, 2004

Presiding Commissioner

Western District Commissioner

Eastern District Commissioner

Clerk

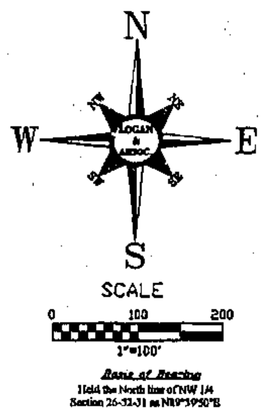
STATE OF MISSOURI
COUNTY OF CLAY

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

Recorder of Deeds

Surveyor's General Notes:

1) Owner of land being platted: Springfield Better Homes, Inc., 700 W. Chase, Springfield, Missouri 65803 Ph: 1-800-779-7133, Fx: 1-417-863-7433.
2) Property is zoned R-1A, RES# 2003-614
3) This survey meets or exceeds the accuracy standards of a (RURAL) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
4) Record deed references are Book 2408 at Page 989.
5) Subdivision is in Flood Zone x (unshaded) per Firm Community Panel 290008C0090D Dated: April 16, 2003.
6) Soil types are Mackaburg, Sharpsburg.
7) Tracts A and B are to be used for Sign Easements
8) Homeowners Rules and Restrictions apply to this subdivision.
9) Each lot will depend upon its own septic system per Clay County and MDNR regulations.
10) Sidewalk shall be constructed on the east side of Locust Lane, south side of NE 111th Terrace and west side of Firefly Lane.
11) Firefly Lane shall start in front of Lot 6.
12) All driveways will come from interior streets and will require permits.



Basis of Bearing
Held the North line of NW 1/4 Section 26-52-31 as N89°39'50"E

Legend
O = Found monument as noted
⊗ = Set 1/2" Bar w/cap LS 352 D
⊕ = Set 5/8" Bar w/ 3" Alum. Cap LS# 352 E

THIS SURVEY PREPARED FOR:
DALE NABERS
3212 E. FRANKLIN
LIBERTY, MO 64068
Ph: 781-8821
Fax: 223-2341

FINAL PLAT
CRYSTAL ESTATES-PHASE I

SECTION 26 AND 27, T52N, R31W
CLAY COUNTY, MISSOURI

THIS SURVEY IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN GREEN INK OF THE CERTIFYING SURVEYOR

I HEREBY CERTIFY: That the plat of CRYSTAL ESTATES, Phase I, a 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. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying, and all the platting of subdivisions as established by the Missouri and Land Surveyors Board of Architects, Professional Engineers to the best of my professional knowledge and belief.

REVISED PER PAX COMMENTS 9/27/04 ABW
EXISTING / OCR 9/10/04 SEE
REVISED PER COUNTY COMMENTS 9/23/04 LAS

LOGAN & ASSOCIATES, INC.
Professional Engineers
&
Professional Land Surveyors
6607 Royal Street, Suite A
Pleasant Valley, Missouri 64068
(816) 781-7626
Fax (816) 781-7483

Job No: 03-1118
Name: 03-1118-Phase 1.Jwg
Scale: 1"=100'
Drawn By: Date: 08/13/04
Check By: Date: 10/22/04
Sheet No. 1 OF 1

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com