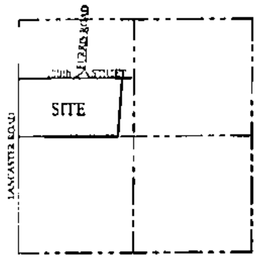
Clay County, Missouri
Land Survey Document

Recorded in Clay County, Missouri
Date and Time: 12/30/2004 at 08:46:52 AM
Instrument Number: T12185
Book: F Page: 162
Instrument Type: PL
Page Count: 1
Recording Fee: $42.00 S
Grantor: ROYALTY PROPERTIES
Grantee: EAGLE RIDGE FINAL PLAT
Robert T Sevier, Recorder

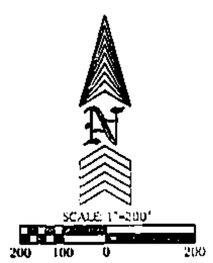
EAGLE RIDGE

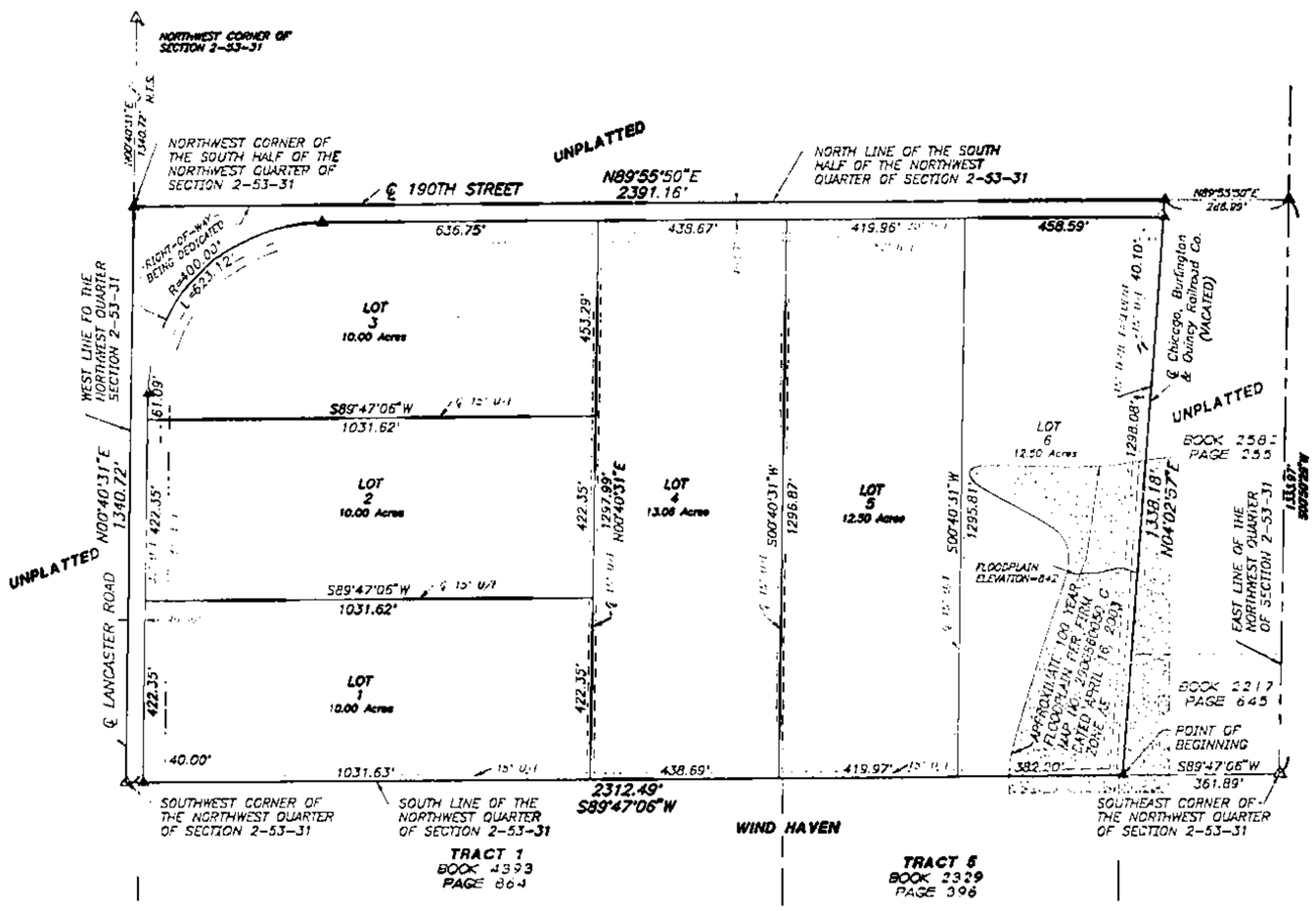
FINAL PLAT

A Subdivision in Clay County, Missouri



SEC. 2-53-31
Location Map





LEGEND:
B/L = Building Line
U/E = Utility Easement
℄ = Centerline
N.T.S. = Not to Scale

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

PROPERTY DESCRIPTION:
All that part of the Northwest Quarter of Section 2, Township 53, Range 31, Clay County, Missouri, described as follows; Commencing a the Southeast corner of the Northwest Quarter of said Section 2, thence South 89 degrees 47 minutes 06 seconds West, along the South line of the Northwest Quarter of said Section 2, a distance of 361.89 feet to centerline of the Vacated Chicago, Burlington and Quincy Railroad, also being the Point of Beginning of the tract of land herein to be described; thence Continuing along the South line of the Northwest Quarter of said Section 2, South 89 degrees 47 minutes 06 seconds West, a distance of 2312.49 feet to the Southwest corner of the Northwest Quarter of said Section 2; thence North 00 degrees 40 minutes 31 seconds East, along the West line of the Northwest Quarter of said Section 2, a distance of 1340.72 feet to the Northwest corner of the South half of the Northwest Quarter of said Section 2; thence South 89 degrees 55 minutes 50 seconds East, along the North line of the South half of the Northwest Quarter of said Section 2, a distance of 2391.16 feet to the centerline of said Vacated Chicago, Burlington Quincy Railroad; thence South 04 degrees 02 minutes 57 seconds West, along the centerline of said vacated Chicago, Burlington and Quincy Railroad, a distance of 1338.18 feet to the Point of beginning. Said tract contains 72.22 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 "EAGLE RIDGE".

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 therecover 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 with this plat.

IN TESTIMONY WHEREOF: ROYALTY PROPERTIES, L.L.C., a Missouri Limited Liability Company, has by the authority of its Members caused this instrument to be executed by its Member this 15 day of December, 2004.

ROYALTY PROPERTIES, L.L.C.
James Hedrick, Member

STATE OF MISSOURI
COUNTY OF CLAY } ss.

Be it remembered that on this 15 day of December 2004 before me the undersigned Notary Public in and for the Cnty and State above mentioned, came James Hedrick, Member of ROYALTY PROPERTIES, L.L.C., a Missouri Limited Liability Company, who is personally known to me and duly sworn did say that he executed this instrument as the free act and deed of said ROYALTY PROPERTIES, L.L.C., and was signed by its authority, in testimony whereof.

IN TESTIMONY 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: 6-30-07
NOTARY PUBLIC
LARRY E. BUTCHER, Clay County, My Commission Expires June 30, 2007

This plat of EAGLE RIDGE has been submitted to and approved by the Clay County Planning Commission this 8th day of June 2004.

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

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this 26th day of July 2004, Resolution # 2004-347.

ATTEST:
County Counselor
County Clerk

Presiding Commissioner
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. This is a subdivision of land from a parent tract recorded in Book 2004, Page 13 in the Clay County Recorder of Deeds Office.

2. The Chicago Burlington & Quincy Railroad Co. has retained mineral rights along the abandoned railroad right-of-way.

3. A 15 foot trail easement will be dedicated along the East side of Lot 6 for future development of Trail C-12, indentified on the Northland Trails plan.

4. Bearing system based on the Missouri State Plane (West Zone).

I hereby state that the plat of EAGLE RIDGE 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.

STATE OF MISSOURI — SAM ANTHONY AYLETT — LICENSED LAND SURVEYOR

DATE: 9-10-04 — SAM A. AYLETT, LS-2074

FINAL PLAT
EAGLE RIDGE
CLAY COUNTY, MISSOURI

Aylett, Flowers Survey & Engineering Company
201 NW 72ND Street - Gladstone, Missouri 64118-1841
Phone: (816) 436-0173 - www.aflsec.com - Fax: (816) 436-0767
Land Surveying ~ Civil Engineering ~ Land Planning

Prepared For:
ROYALTY PROPERTIES, L.L.C.
1063 Couchman Dr.
Kearney, MO 64060

Drawn By: NRM	File Name: 42870FPA.DWG	SEC: 02-53-31	Date: June 7, 2004	Job No: 42870

http://www.ClayCoGov.com