Clay County, Missouri
Land Survey Document

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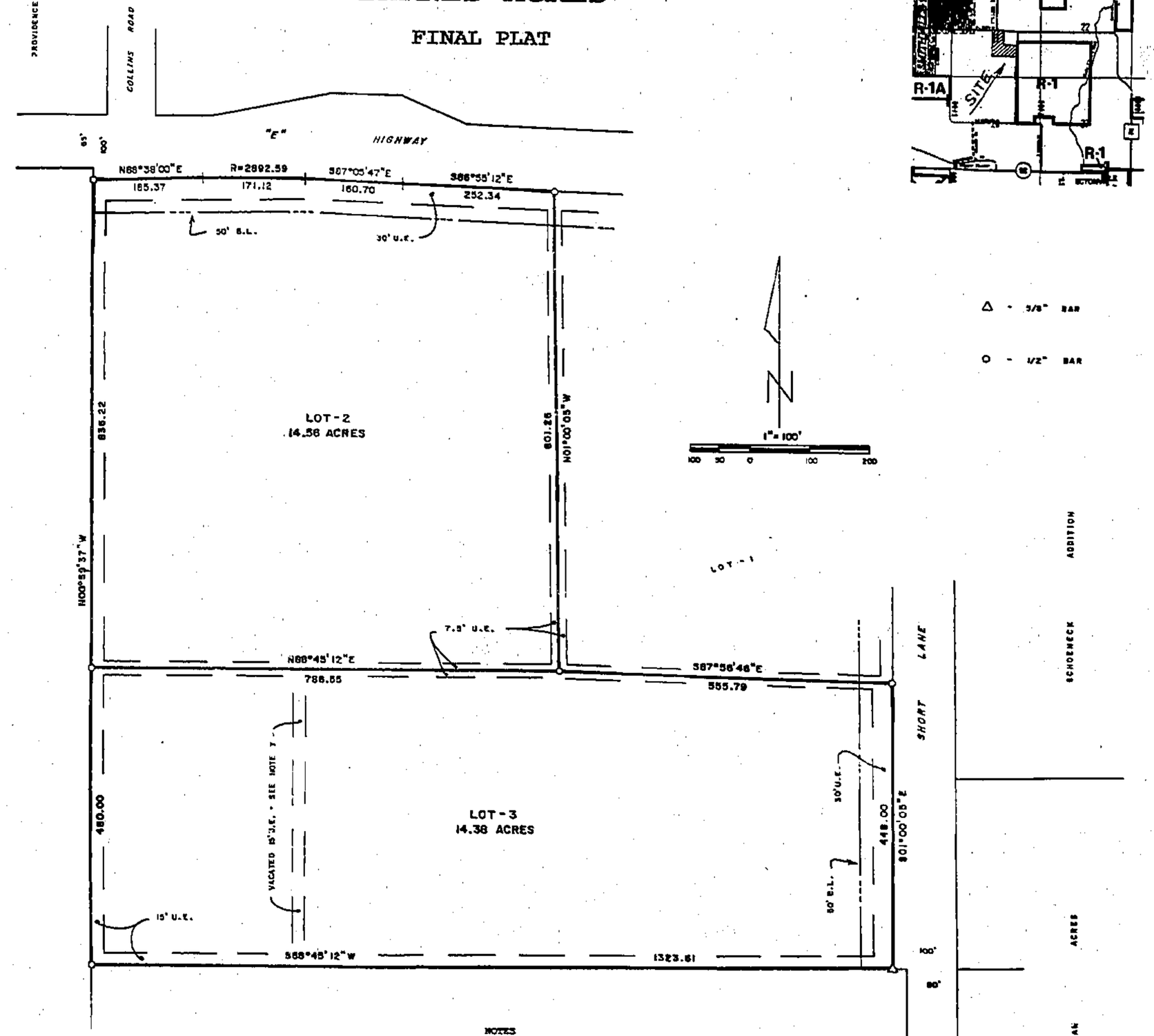
Grantor: BARNES GEORGE E JR
Grantee: BARNES ACRES
Robert T Sarver, Recorder

REPLAT OF LOTS 2A & 3A OF THE REPLAT OF LOTS 2 & 3 BARNES ACRES

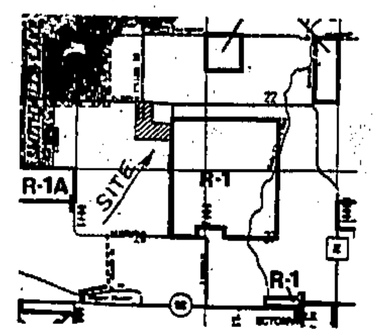
FINAL PLAT



NOTES

1. Owner of Lot 2A: George and Andrea Barnes, 6605 "E" Highway, Smithville, MO 64089.
2. Owner of Lot 3A: Robert and Katherine Turner, 16125 Short Lane, Smithville, MO 64089.
3. Record deed references are Book 2879 Page 154 (Turner) & Book 3287 Page 902 (Barnes).
4. Bearing system is based on the plat of Barnes Acres, Cabinet "C" Sleeve 343, and the Replat of Lots 2 & 3 of Barnes Acres, Cabinet "E" Sleeve 85.
5. Subdivision is in Flood Zone "X" (NOT in a flood plain) per FIRM Community Panel Number 2900860025-B, Map Revised: April 16, 2003.
6. Survey accuracy standard is type rural.
7. 15 foot utility easement vacated by Resolution Number 2005-283, dated July 11, 2005.

LOCATION MAP



DESCRIPTION

All of Lot 2A and all of Lot 3A in the Replat of Lots 2 & 3 of Barnes Acres, a subdivision recorded in Cabinet "C" at Sleeve 85 in Clay County, Missouri. Containing 28.94 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 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 the REPLAT OF LOTS 2A & 2B OF THE REPLAT OF LOTS 2 & 3 OF BARNES ACRES and shall consist of two (2) lots.

In testimony whereof, George E. Barnes Jr. and Andrea K. Barnes, husband and wife, and Robert C. Turner and Katherine A. Turner, husband and wife, have subscribed their names on this 19 day of Aug, 2005.

George E. Barnes Jr. — Andrea K. Barnes

Robert C. Turner — Katherine A. Turner

Be it remembered that on this 19th day of August, 2005, 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 : MARGARET A KAMENAST Notary Public - State of Missouri County of Clay My Commission Expires Aug. 24, 2007

Notary Public

APPROVALS AND ACCEPTANCES

This plat of the REPLAT OF LOTS 2A & 2B OF THE REPLAT OF LOTS 2 & 3 OF BARNES ACRES has been submitted to and considered by the Clay County Planning Commission on this 7th day of June, 2005.

Chairman, Planning Commission — Director, Planning Commission

These easements and rights-of-way were accepted by the County Commission of Clay County, Missouri, on this 11th day of July, 2005. Resolution # 2005-282

Presiding Commissioner — County Counselor

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 _____, 2005, in Cabinet _____, Sleeve _____ at _____ am/pm o'clock.

Record 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: 7-29-05 Signed: Terry M. McCauless PLS 2143

If this document does not have an embossed seal, it should be assumed to contain unauthorized alterations. The certification contained on it is document shall not apply to any copies.

N & M LAND SURVEYING SERVICE, INC.
1031 EAST MAIN STREET
PO BOX 63
RICHMOND, MO 64085
PHONE (816) 776-5343
FAX (816) 470-5343

STATE OF MISSOURI — TERRY M. McCAULESS — NUMBER 2143 — PROFESSIONAL LAND SURVEYOR

SURVEY FOR: BARNES & TURNER

Date 7-29-2005 Field Book 92-117 Project # 03-9049

Cab G
10/4/05 am