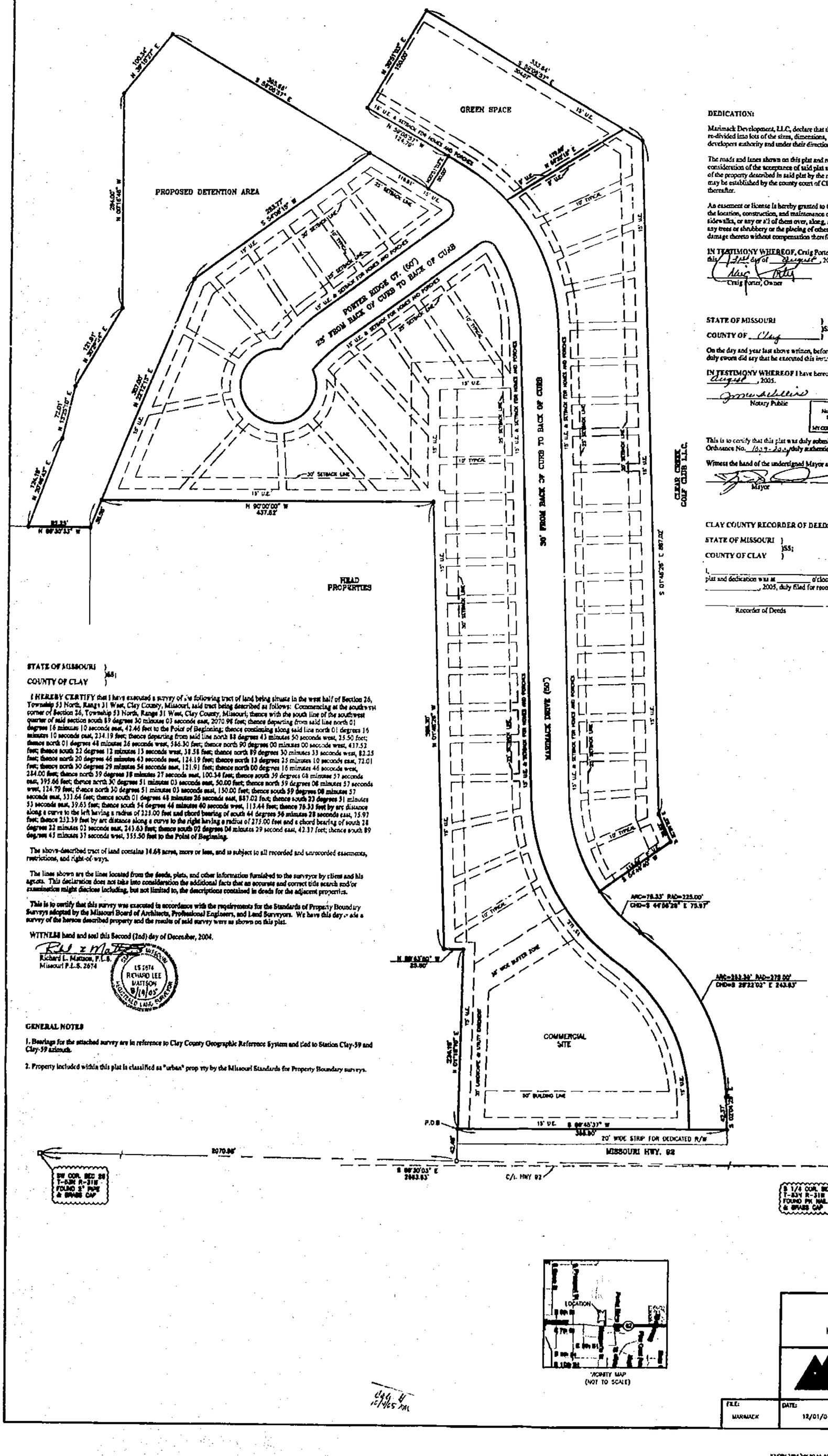
Clay County, Missouri
Land Survey Document

FINAL PLAT
VILLAS OF MARIMACK PLAT 1
PLANNED UNIT DEVELOPMENT
PART OF THE E 1/2 OF THE SW 1/4 SEC 26, T-53N, R-31W
IN THE CITY OF KEARNEY, CLAY COUNTY, MISSOURI

Recorded in Clay County, Missouri
Date and Time: 09/02/2005 at 03:31:19 PM
Instrument Number: 2005042868
Book: G Page: 7
Instrument Type PL
Page Count 1
Recording Fee $18.00
Grantor MARIMACK DEVELOPMENT
Grantee VILLAS OF MARIMACK
Robert T Sevier, Recorder



DEDICATION:

Marimack Development, LLC, declare that they are the sole developers of said land and have caused the same to be re-divided into lots of the sizes, dimensions, and locations as shown on this plat, which plat was drawn by said developers authority and under their direction. Said plat shall hereinafter be known as "Villas of Marimack Plat 1".

The roads and lanes shown on this plat and not heretofore dedicated to public use are hereby so dedicated. In consideration of the acceptance of said plat and dedication, the developers hereby waive all claims for damages to any of the property described in said plat by the reason of future grading of any of the roads on this plat to such grades as may be established by the county court of Clay County, Missouri at the time of approval of said plat, or at any time thereafter.

An easement or license is hereby granted to Clay County, Missouri to locate, construct, and maintain, or to authorize the location, construction, and maintenance of conduits, water, gas, and sewer pipes, poles, wires, and surface drainage, sidewalks, or any or all of them over, along, and through the strips marked "utility easement", and that the planting of any trees or shrubbery or the placing of other improvements on said easements will be done at the risk of subsequent damage thereto without compensation therefore.

IN TESTIMONY WHEREOF, Craig Porter of Marimack Development, LLC, has caused these presents to be signed this 31st day of August, 2005.

Craig Porter, Owner

STATE OF MISSOURI)
COUNTY OF Clay) SS:

On the day and year last above written, before me appeared Craig Porter, being by me personally known and by me duly sworn did say that he executed this instrument as his free act and deed.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal this 31st day of August, 2005.

Notary Public — My Commission Expires: 10/2/2006

JONNA S VILLERS
Notary Public - Notary Seal
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. OCT. 2, 2006

This is to certify that this plat was duly submitted to and approved by the Council of the City of Kearney, Missouri by Ordinance No. 1039-2004 duly authenticated as passed this 20 day of December, 2004.

Witness the hand of the undersigned Mayor and Clerk and the seal of said City of Kearney, Missouri.

Mayor — City Clerk

CLAY COUNTY RECORDER OF DEEDS

STATE OF MISSOURI)
COUNTY OF CLAY) SS:

I, _____ Recorder of Deeds of said County, do hereby certify that the within plat and dedication was at _____ o'clock and _____ minutes on the _____ day of _____, 2005, duly filed for record in my office in Plat Book _____ at Page _____.

Recorder of Deeds — Deputy

STATE OF MISSOURI)
COUNTY OF CLAY) SS:

I HEREBY CERTIFY that I have executed a survey of the following tract of land being situate in the west half of Section 26, Township 53 North, Range 31 West, Clay County, Missouri, said tract being described as follows: Commencing at the southwest corner of Section 26, Township 53 North, Range 31 West, Clay County, Missouri; thence with the south line of the southwest quarter of said section south 89 degrees 30 minutes 03 seconds east, 2070.98 feet; thence departing from said line north 01 degrees 16 minutes 10 seconds east, 42.46 feet to the Point of Beginning; thence continuing along said line north 01 degrees 16 minutes 10 seconds east, 234.19 feet; thence departing from said line north 88 degrees 43 minutes 50 seconds west, 25.50 feet; thence north 01 degrees 48 minutes 26 seconds west, 586.30 feet; thence north 90 degrees 00 minutes 00 seconds west, 437.52 feet; thence south 22 degrees 12 minutes 13 seconds west, 38.58 feet; thence north 89 degrees 30 minutes 33 seconds west, 82.25 feet; thence north 20 degrees 46 minutes 43 seconds east, 124.19 feet; thence north 13 degrees 25 minutes 10 seconds east, 72.01 feet; thence north 30 degrees 29 minutes 54 seconds east, 121.91 feet; thence north 00 degrees 16 minutes 46 seconds west, 284.00 feet; thence north 39 degrees 38 minutes 27 seconds east, 100.34 feet; thence south 59 degrees 08 minutes 57 seconds east, 395.66 feet; thence north 30 degrees 51 minutes 03 seconds east, 50.00 feet; thence north 59 degrees 08 minutes 57 seconds west, 124.79 feet; thence north 30 degrees 51 minutes 03 seconds east, 150.00 feet; thence south 59 degrees 08 minutes 57 seconds east, 331.64 feet; thence south 01 degrees 48 minutes 26 seconds east, 887.02 feet; thence south 23 degrees 51 minutes 53 seconds east, 39.63 feet; thence south 54 degrees 46 minutes 40 seconds west, 113.44 feet; thence 78.33 feet by arc distance along a curve to the left having a radius of 225.00 feet and chord bearing of south 64 degrees 56 minutes 28 seconds east, 75.97 feet; thence 252.39 feet by arc distance along a curve to the right having a radius of 275.00 feet and a chord bearing of south 28 degrees 22 minutes 02 seconds east, 243.63 feet; thence south 02 degrees 04 minutes 29 second east, 42.37 feet; thence south 89 degrees 45 minutes 37 seconds west, 355.50 feet to the Point of Beginning.

The above-described tract of land contains 14.68 acres, more or less, and is subject to all recorded and unrecorded easements, restrictions, and right-of-ways.

The lines shown are the lines located from the deeds, plats, and other information furnished to the surveyor by client and his agents. This declaration does not take into consideration the additional facts that an accurate and correct title search and/or examination might disclose including, but not limited to, the descriptions contained in deeds for the adjacent properties.

This is to certify that this survey was executed in accordance with the requirements for the Standards of Property Boundary Surveys adopted by the Missouri Board of Architects, Professional Engineers, and Land Surveyors. We have this day made a survey of the hereon described property and the results of said survey were as shown on this plat.

WITNESS hand and seal this Second (2nd) day of December, 2004.

Richard L. Mattson, P.L.S.
Missouri P.L.S. 2674

LS 2674 RICHARD LEE MATTSON 12/14/05 REGISTERED LAND SURVEYOR

GENERAL NOTES

1. Bearings for the attached survey are in reference to Clay County Geographic Reference System and tied to Station Clay-59 and Clay-59 azimuth.

2. Property included within this plat is classified as "urban" property by the Missouri Standards for Property Boundary surveys.

PREPARED FOR:
MARIMACK DEVELOPMENT, L.L.C
SW 1/4 SEC 26 T-53N R-31W
KEARNEY, CLAY COUNTY, MISSOURI

MIDLAND SURVEYING
LAND SURVEYORS - PLANNERS
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4738 Frederick, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

FILE:	DATE:	SCALE:	REVISED:	SHEET NO.
MARIMACK	12/01/04	1"=60'		OF

http://www.ClayCoGov.com