Clay County, Missouri
Land Survey Document

PARNELL ESTATES 2005

FINAL PLAT

Recorded in Clay County, Missouri
Date and Time: 01/26/2006 at 09:13:12 AM
Instrument Number: 2006003530
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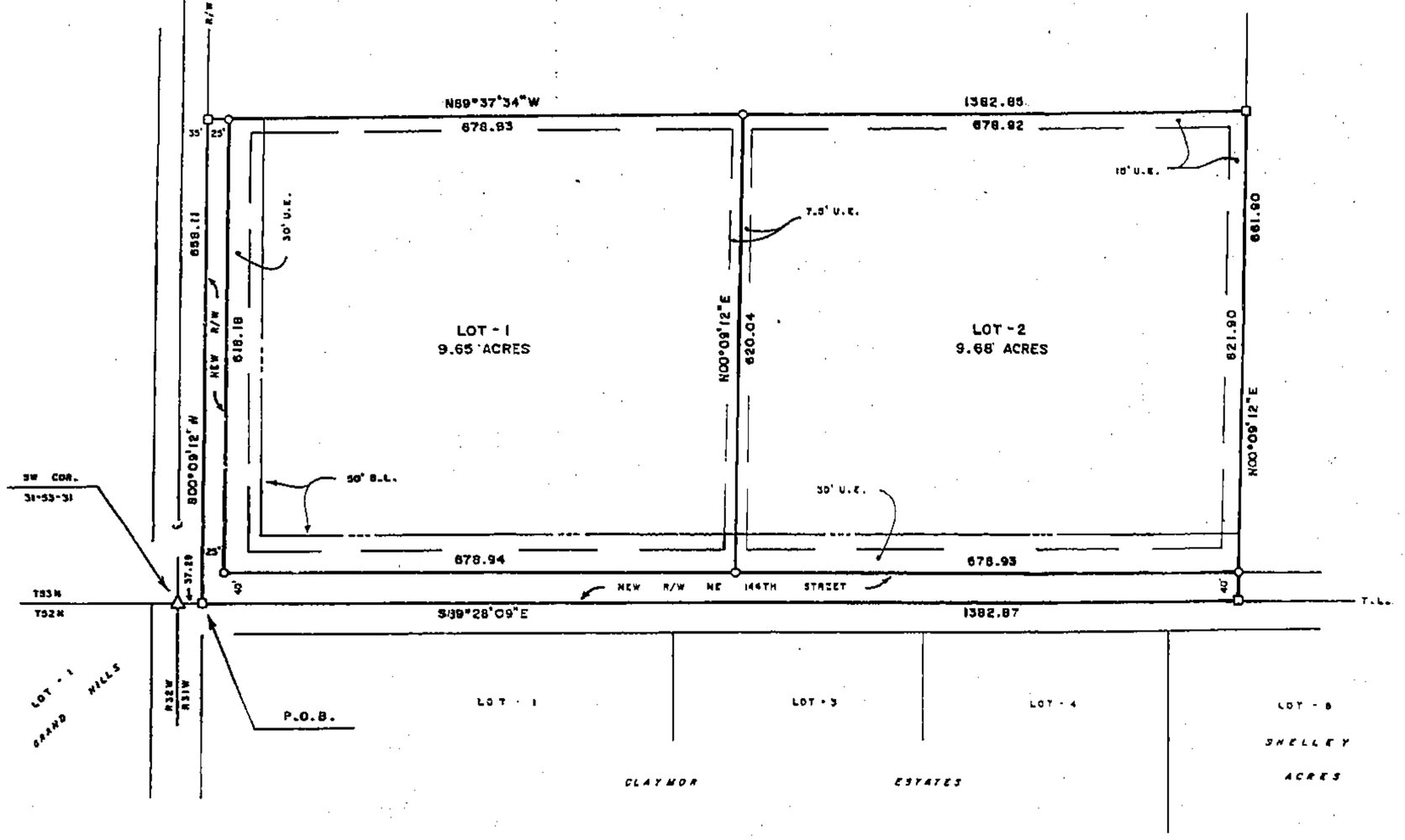
Recording Fee: $89.00 $
Grantor: BALDWIN PARNELL R INC
Grantee: PARNELL ESTATES 2005
Robert T Sevier, Recorder



DESCRIPTION

That portion of the SW¼ in Section 31, Township 53 North of the Base Line, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at a point on the South line of said SW¼ and on the Easterly right of way line of Missouri Route "A" that is S89°28'09"E, 37.29 feet from the SW corner of said Section 31; thence S89°28'09"E, 1382.87 feet along said South line; thence N00°09'12"E, 661.90 feet parallel with said r.o.w. line; thence N89°37'34"W, 1362.85 feet to said r.o.w. line; thence S00°09'12"W, 658.11 feet along said r.o.w. line to the point of beginning, said portion contains 20.96 acres and is 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 PARNELL ESTATES 2005 and shall consist of a total of two (2) lots.

In testimony whereof, the President and the Secretary of Parnell R. Baldwin, Inc., have subscribed their names this 13th day of January, 2006.

Parnell R. Baldwin — President, Parnell R. Baldwin, Inc.
Parnell R. Baldwin — Secretary, Parnell R. Baldwin, Inc.

Be it remembered that on this 13th day of January, 2006, 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 : Jan. 17, 2009
Deborah M. Viviano — Notary Public

DEBORAH M. VIVIANO
Clay County
My Commission Expires
June 17, 2006

APPROVALS AND ACCEPTANCES

This plat of PARNELL ESTATES 2004 has been submitted to and considered by the Clay County Planning Commission this 1st day of February, 2005.

Charles R Rhoades — Chairman, Planning Commission
David M. Clements — Director, Planning Commission

These easements and rights-of-way were accepted by the County Commission of Clay County, Missouri, this 28th day of February, 2005. Resolution # 2005-87.

Carol M McCrabb — Presiding Commissioner
R. B. Graves — County Counselor
Western Commissioner
Attest: Paula Mason — 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 _____, 2006, in Cabinet _____, Sleeve _____ at _____ am/pm o'clock.

Record of Deeds

NOTES

1. Owner/Developer: Parnell R Baldwin Inc, PO Box 451, Kearney, MO 64060.
2. Record deed reference is Book 2055 Page 80.
3. Survey accuracy standard is type rural.
4. Bearing system is based on a survey by LS 1433, dated June 13, 1991.
5. Reference the right of way plans for Missouri Route "A".
6. Subdivision is in Flood Zone "X" (NOT in a flood plain) per FIRM Community Panel # 2900860025 B, Map Revised: April 16, 2003.
7. Zoning is Residential Low Density District (R-1A), Ren. # 2004-547, October 25, 2004.
8. Please be advised that an agreement has been recorded with this plat regarding the developer's responsibility to financially assist with the improvements to existing County roadways. Interested parties are advised to contact the developer or the Clay County Planning and Zoning Department for further information.

N
1" = 100'
100 50 0 100 200

△ - BRASS CAP FOUND
□ - 1/2" BAR FOUND
○ - 1/2" BAR SET

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: 1-10-06 Signed: Terry M. McCanless — Terry M. McCanless P.L.S. # 2143

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

M & M LAND SURVEYING SERVICE, INC.
505 EAST MAIN STREET
PO BOX 83
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

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

SURVEY FOR: PARNELL BALDWIN

Date 1-26-2005 Field Book 04-280 Project # 04-0891

Cal. G 2/1/07 [illegible]

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