Clay County, Missouri
Land Survey Document

Recorded in Clay County, Missouri
Date and Time: 02/07/2007 at 02:08:13 PM
Instrument Number: 2007008170
Book: G Page: 101
Instrument Type: PL
Page Count: 1
Recording Fee: $66.00 S
Grantor: LAFFERTY, JAMES EARL
Grantee: AAA ESTATES
Robert F Bevier, Recorder

AAA ESTATES

FINAL PLAT

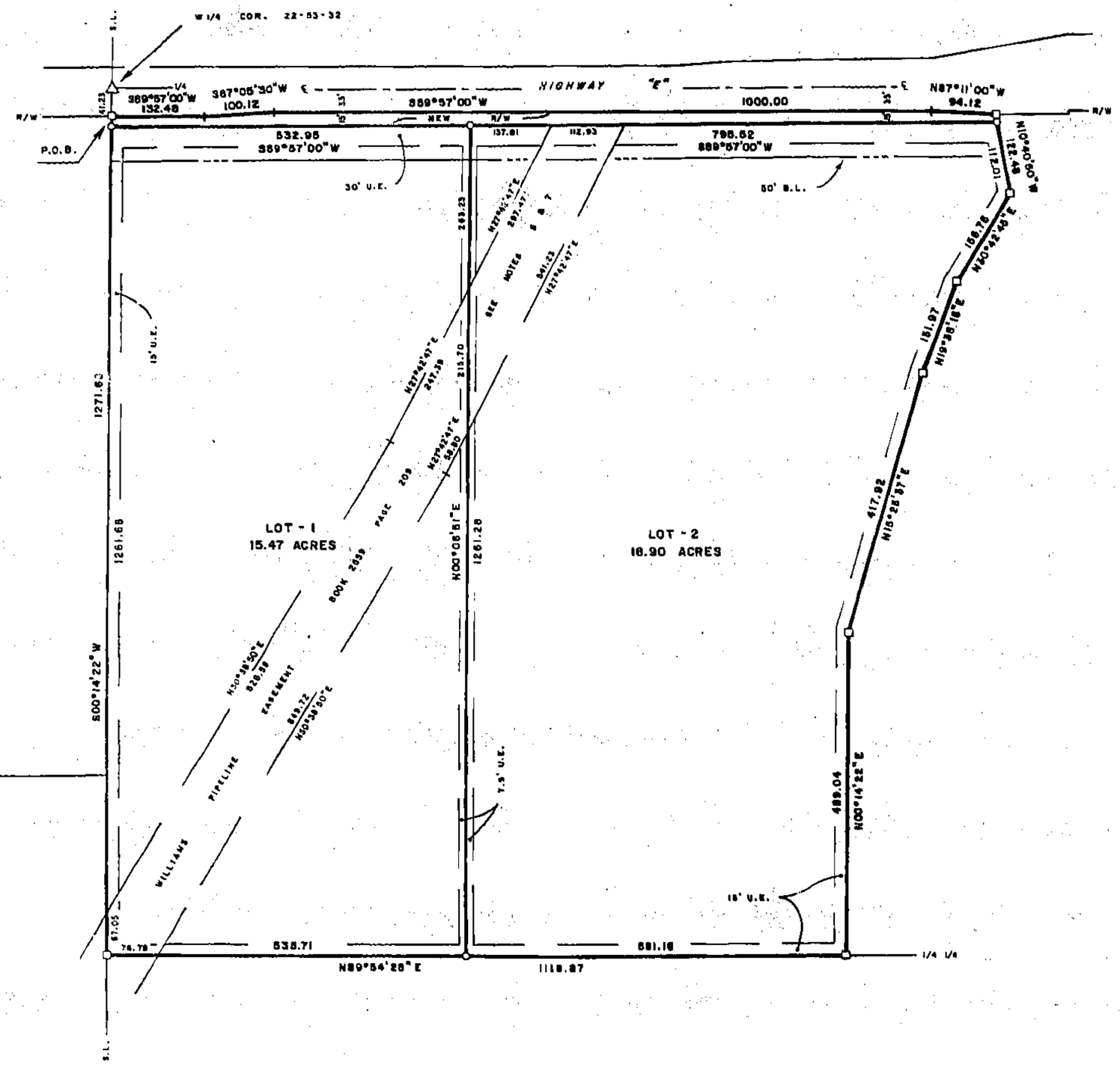
1" = 100'

100 50 0 100 200

△ - BRASS CAP FOUND

□ - 1/2" BAR FOUND

○ - 1/2" BAR SET



NOTES

2. Owner: James and Alaina Lafferty, 7409 County Road "E", Smithville, Missouri 64089.
2. Record deed reference is Book 2096 Page 462.
3. Survey accuracy standard is type rural.
4. Bearing system is based on a previous survey by LS 2143, dated February 17th 1992.
5. Reference a survey by LS 2143 of the Williams Pipeline Easement, dated March 6th 1992.
6. Subdivision is in Flood Zone "X" (NOT in a flood plain) per FIRM Community Panel # 2900860025 B, Map Revised: April 16, 2003.
7. Contact Williams Energy Services, Real Estate Representative, 13424 West 98th Street, Shawnee Mission, Kansas 66215. Landowner will not erect, construct, plant of create any buildings, improvements, roads, structures, trees, shrubs, fences or obstructions of any kind either on, above, or below the surface of the ground on the pipeline easement, or change the grade or elevation thereof, or cause or permit these things to be done by others, without prior written permission of Williams Pipeline.
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.

DESCRIPTION

That portion of the North Half of the Southwest Quarter in Section 22, Township 53 North of the Base Line, Range 32 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at a point on the West line of said N ½ SW ¼ that is S00°14'22"W, 41.23 feet from the W ¼ corner of said Section 22, said point being on the Southerly right of way line of Missouri Highway "Z"; thence S00°14'22"W, 1271.69 feet along said West line to the Southwest corner of said N ½ SW ¼ ; thence N89°54'28"E, 1118.87 feet along the South line of said N ½ SW ¼ ; thence N00°14'22"E, 489.04 feet parallel with said west line; thence N15°25'37"E, 417.92 feet; thence N19°38'15"E, 131.97 feet; thence N30°42'45"E, 156.76 feet; thence N10°40'50"W, 122.48 feet to said r.o.w. line; thence N87°11'00"W, 94.12 feet along said r.o.w. line; thence S89°57'00"W, 1000.00 feet along said r.o.w. line; thence S87°05'30"W, 100.12 feet along said r.o.w. line; thence S89°57'00"W, 132.48 feet along said r.o.w. line to the point of beginning. Said portion contains 34.81 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 "AAA ESTATES" and shall consist of a total of two (2) lots.

In testimony whereof, James Earl Lafferty and Alaina Kay Lafferty, husband and wife, have subscribed their names on this 2nd day of February, 2007.

James Earl Lafferty — Alaina Kay Lafferty

Be it remembered that on this 2nd day of February, 2007, before me, a Notary Public in and for said State, personally appeared the above persons, whom 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 notary seal the day and year above written.

My Commission Expires: 5-4-2009 — Notary Public

JUDI R. EWING
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: May 4, 2009
Commission # 05706520

APPROVALS AND ACCEPTANCES

This plat of "AAA ESTATES" has been submitted to and considered by the Clay County Planning Commission on this 9th day of January, 2007.

Chairman, Planning Commission — Director, Planning Commission

These easements and right-of-ways were accepted by the County Commission of Clay County, Missouri, on this 29th day of January, 2007. Resolution Number 2007-49

Presiding Commissioner — County Counselor

Western Commissioner — Attest: County Clerk

Eastern Commissioner

State of Missouri
County of Clay

This is to certify that this plat was filed for record in the Recorder of Deeds Office, this _____ day of _____, 2007, in Cabinet _____, Sleeve _____.

Clay County Recorder

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: 1-4-07 Signed: Terry M. McCanless PLS # 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.
808 EAST MAIN STREET
PO BOX 53
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

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

SURVEY FOR: JIM LAFFERTY

Date 12-6-2006 — Project # 06-9641

http://www.ClayCoGov.com