Clay County, Missouri
Land Survey Document

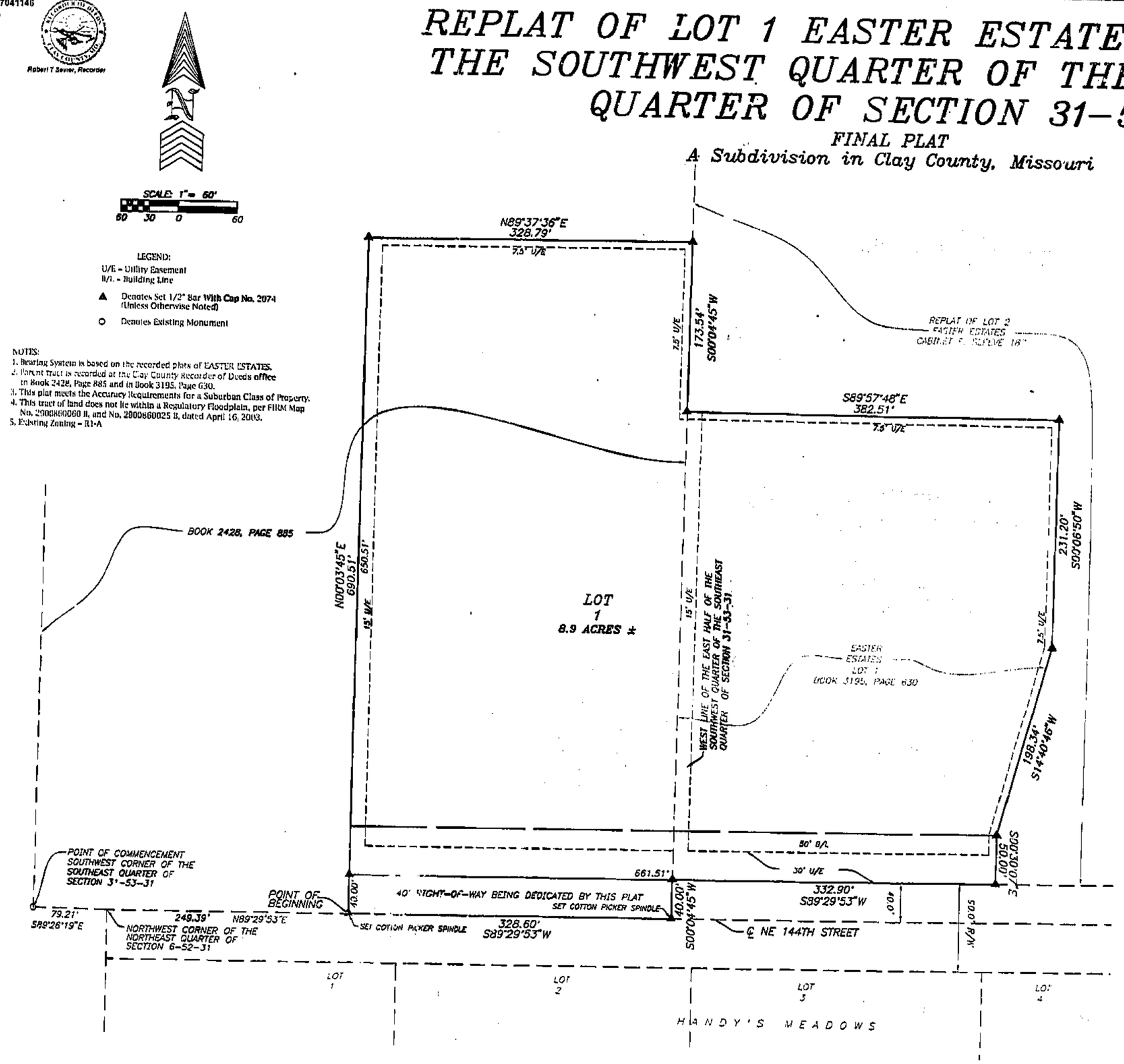
Recorded in Clay County, Missouri
Date and Time: 10/04/2007 at 11:43:47 AM
Instrument Number: 2007041146
Book: G Page: 135
Instrument Type PL
Page Count 1
Recording Fee $69.00 S
Grantor CRIPPS, JOHN E
Grantee EASTER ESTATES
Robert T Sever, Recorder

Drawn By: NRM | File Name: 40622FPA | Job No: 40622

REPLAT OF LOT 1 EASTER ESTATES & PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31–53–31

FINAL PLAT

A Subdivision in Clay County, Missouri



LEGEND:
U/E = Utility Easement
B/L = Building Line
▲ Denotes Set 1/2" Bar With Cap No. 2074 (Unless Otherwise Noted)
○ Denotes Existing Monument

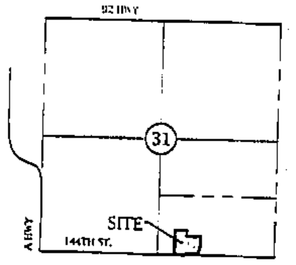
NOTES:
1. Bearing System is based on the recorded plats of EASTER ESTATES.
2. Subject tract is recorded at the Clay County Recorder of Deeds office in Book 2428, Page 885 and in Book 3195, Page 630.
3. This plat meets the Accuracy Requirements for a Suburban Class of Property.
4. This tract of land does not lie within a Regulatory Floodplain, per FIRM Map No. 29095C0060 H, and No. 29095C0025 H, dated April 16, 2003.
5. Existing Zoning = R1A

NOTE: This survey meets the accuracy requirements for an Suburban Class of Property.

I hereby state that the Plat of REPLAT OF LOT 1 EASTER ESTATES & PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31-53-31 subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. 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.

DATE 9-29-07 SAM A. AYLETT LS-2074

STATE OF MISSOURI SAM ANTHONY AYLETT NUMBER LS-2074 REGISTERED LAND SURVEYOR



SEC. 31-53-31

Location Map

Description:
All of Lot 1, EASTER ESTATES, a subdivision of land in Clay County, Missouri, and all that part of the Southeast Quarter of Section 31, Township 53, Range 31 being described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence South 89 degrees 20 minutes 19 seconds East, along the South line of said Southeast Quarter, a distance of 79.21 feet to the Northwest corner of the Northeast Quarter of Section 6, Township 52, Range 31; thence continuing along the South line of said Southeast Quarter, North 89 degrees 29 minutes 53 seconds East, a distance of 249.39 feet to the Southwest corner of the East half of the West half of the Southwest Quarter of said Southeast Quarter, Also being the Point of Beginning; thence North 00 degrees 03 minutes 45 seconds East, along the West line of the East half of the West half of the Southwest Quarter of said Southeast Quarter, a distance of 690.51 feet; thence North 89 degrees 37 minutes 36 seconds East, a distance of 328.79 feet to a point on the East line of the West half of the Southwest Quarter of said Southeast Quarter; thence South 00 degrees 04 minutes 45 seconds West, along the East line of the West half of the Southwest Quarter of said Southeast Quarter, a distance of 173.54 feet to the Northwest corner of said Lot 1; thence South 89 degrees 57 minutes 48 seconds East, along the North line of said Lot 1, a distance of 382.51 feet to the Northeast corner of said Lot 1; thence South 00 degrees 06 minutes 50 seconds West, along the East line of said Lot 1, a distance of 231.20 feet; thence continuing along the East line of said Lot 1, South 14 degrees 40 minutes 46 seconds West, a distance of 198.34 feet; thence continuing along the East line of said Lot 1, South 00 degrees 30 minutes 07 seconds East, a distance of 50.00 feet to the Southeast corner of said Lot 1, also being a point on the Northerly Right-of-Way line of Northeast 144th Street; thence South 89 degrees 29 minutes 53 seconds West, along the South line of said Lot 1, also being the Northerly Right-of-Way line of said Northeast 144th Street, a distance of 332.90 feet to the Southwest corner of said Lot 1, also being a point on the West line of the East half of the Southwest Quarter of said Southeast Quarter; thence South 00 degrees 04 minutes 45 seconds West, along the West line of the East half of the Southwest Quarter of said Southeast Quarter, a distance of 40.00 feet to the Southeast corner of the West half of the Southwest Quarter of said Southeast Quarter; thence South 89 degrees 29 minutes 53 seconds West, along the South line of the Southwest Quarter of the Southeast Quarter, a distance of 328.60 feet to the Point of Beginning. Said tract contains 9.21 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 "REPLAT OF LOT 1, EASTER ESTATES & PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31-53-31".

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 thereover 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.

IN TESTIMONY WHEREOF: The undersigned proprietors have hereunto set their hands this 21 day of September 2007.

John E. Cripps

John E. Cripps

STATE OF Missouri
COUNTY OF Clay } S.S.

Be it remembered that on this 21st day of Sept 2007, before me, a Notary Public in and for said County and State, came John E. Cripps, a single person, who are to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same.

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: LORI D. SULLARD Notary Public - Notary Seal STATE OF MISSOURI Clay County My Commission Expires: July 27, 2008

NOTARY PUBLIC

IN TESTIMONY WHEREOF: The undersigned proprietors have hereunto set their hands this 27th day of Sept 2007.

Matthew R. Siuda — Janet T. Siuda

Matthew R. Siuda, husband — Janet T. Siuda, wife

STATE OF Kansas City
COUNTY OF Jackson } S.S.

Be it remembered that on this 27th day of September, 2007, before me, a Notary Public in and for said County and State, came Matthew R. Siuda and Janet T. Siuda, husband and wife, who are to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same.

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: LORI D. SULLARD Notary Public - Notary Seal STATE OF MISSOURI Clay County My Commission Expires: July 27, 2008

NOTARY PUBLIC

This plat of REPLAT OF LOT 1, EASTER ESTATES & PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31-53-31 has been submitted to and approved by the Clay County Planning and Zoning Commission this 4th day of September 2007.

Chairman, Planning and Zoning Commission — D.M. Clements, Director, Planning and Zoning Commission

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this 24th day of September 2007, Resolution # 2007-332

ATTEST:

County Counselor — Presiding Commissioner

County Clerk — Western District Commissioner

Eastern District Commissioner

STATE OF MISSOURI
COUNTY OF _____ } S.S.

This is to certify that this instrument was filed for record in the Recorder of Deeds Office on the _____ day of _____, 2007, in Cabinet _____, Sleeve _____ at _____ PM/AM O'Clock.

Recorder of Deeds

FINAL PLAT
REPLAT OF LOT 1, EASTER ESTATES
CLAY COUNTY, MISSOURI

Land Owners
JOHN E. CRIPPS
MATTHEW R & JANET T. SIUDA

Prepared For:
BRAD WESSLER
12620 NE 144TH
KEARNEY, MO 64060

Prepared By:
SAM'S SURVEY COMPANY, INC.
LAND SURVEYING ~ LAND PLANNING ~ CIVIL ENGINEERING
201 NW 72ND STREET ~ GLADSTONE, MISSOURI 64118
Phone: 436-0712 ~ Fax: 436-0767

JOB #: 40622 | DATE: September 19, 2007

http://www.ClayCoGov.com