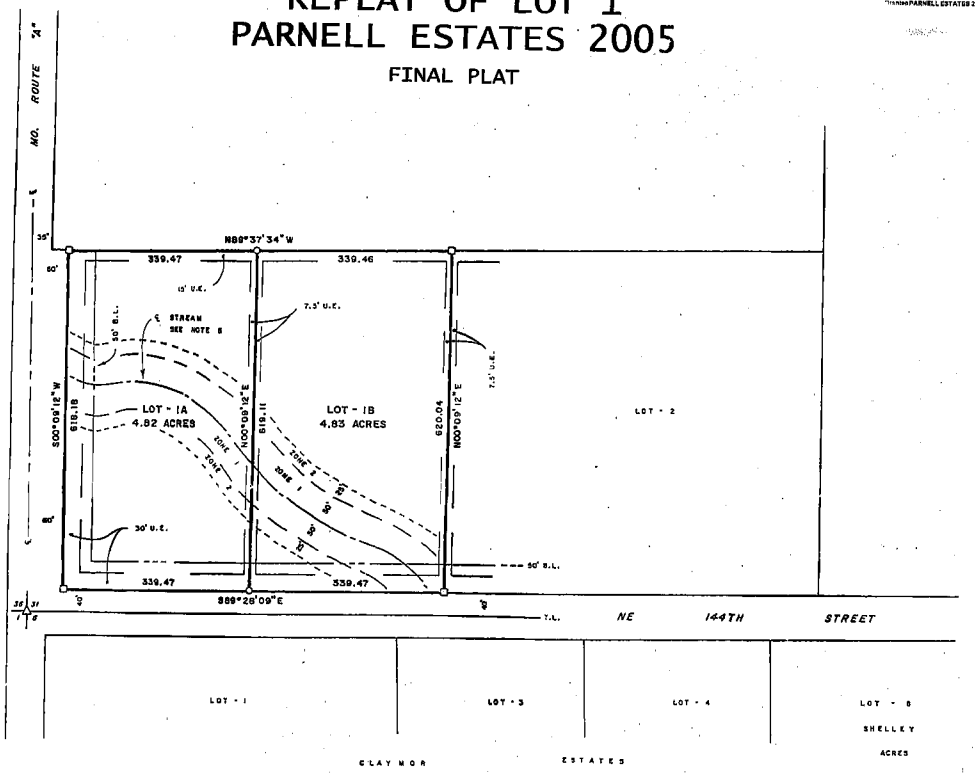
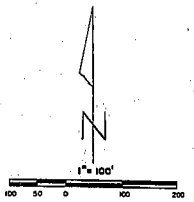
REPLAT OF LOT 1
PARNELL ESTATES 2005
FINAL PLAT





△ - BRASS CAP FOUND

□ - 1/2" BAR FOUND

○ - 1/2" BAR SET

NOTES

1. Owner/Developer: Parnell Baldwin, % Amy Swanson @ Coldwell Banker, PO Box 167, Kearney, Missouri 64060.
2. Record deed reference is Book 2055 Page 80.
3. Survey accuracy standard is rural.
4. Bearing system is based on the record plat of Parnell Estates 2005, Book "G" Page 42.
5. Lot is in Flood Zone "X" (NOT in a flood plain) per FIRM Community Panel Number 2900860025B, Map Revised: April 16, 2003.
6. Within streamside zones 1 and 2, there shall be no clearing, grading, construction or disturbance of vegetation in the stream setback easement, except as permitted by Clay County.

Recorded in Clay County, Missouri
Date and Time: 02/15/2008 at 09:38:04 AM
Instrument Number: 2008005218
Book: G Page: 148
Instrument Type: PL
Page Count: 1
Recording Fee: $98.00 S
Grantor: BALDWIN, PARNELL R
Grantee: PARNELL ESTATES 2005
Robert T Sevier, Recorder

DESCRIPTION

All of Lot 1 in Parnell Estates 2005, a subdivision in part of the Southwest Quarter of Section 31, Township 53 North of the Base Line, Range 31 West of the Fifth Principal Meridian, recorded in Book "G" at Page 42 in Clay County, Missouri, containing 9.65 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 LOT 1, PARNELL ESTATES 2005 and shall consist of a total of two (2) lots.

In testimony whereof, Parnell R. Baldwin has subscribed his name on this 31st day of January, 2008.

PAMELA M. CULL
My Commission Expires
October 13, 2009
Clay County
Commission #07732571

Parnell R. Baldwin

Be it remembered that on this 31st day of January, 2008, 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: October 13, 2009

Notary Public

APPROVALS AND ACCEPTANCES

This REPLAT OF LOT 1, PARNELL ESTATES 2005 has been submitted to and considered by the Clay County Planning Commission on this 8th day of January, 2008.

Chairman, Planning Commission

Director, Planning Commission

These easements and right-of-ways were accepted by the County Commission of Clay County, Missouri, this 28th day of January, 2008. Resolution Number 2008-64.

Presiding Commissioner

County Counselor

Western Commissioner

Eastern Commissioner

Attest: County Clerk

State of Missouri
County of Clay

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 Professional 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 adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects effective September 30, 2003. If this document does not have an embossed seal, it should be assumed to contain unauthorized alterations.

M & M Land Surveying Service, Inc.
806 East Main Street
PO Box 83
Richmond, MO 64085
Phone (816) 776-6343
Fax (816) 470-6343

Thomas G. Sisco
MO P.L.S. 2003013180

STATE OF MISSOURI THOMAS G. SISCO NUMBER PLS2003013180 PROFESSIONAL LAND SURVEYOR

Survey For: PARNELL BALDWIN

Date: 12-3-07 Field Book: 07-296 Project #: 07-9860

Cab. G 3/12/08