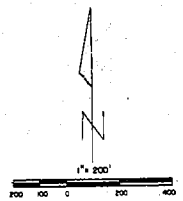
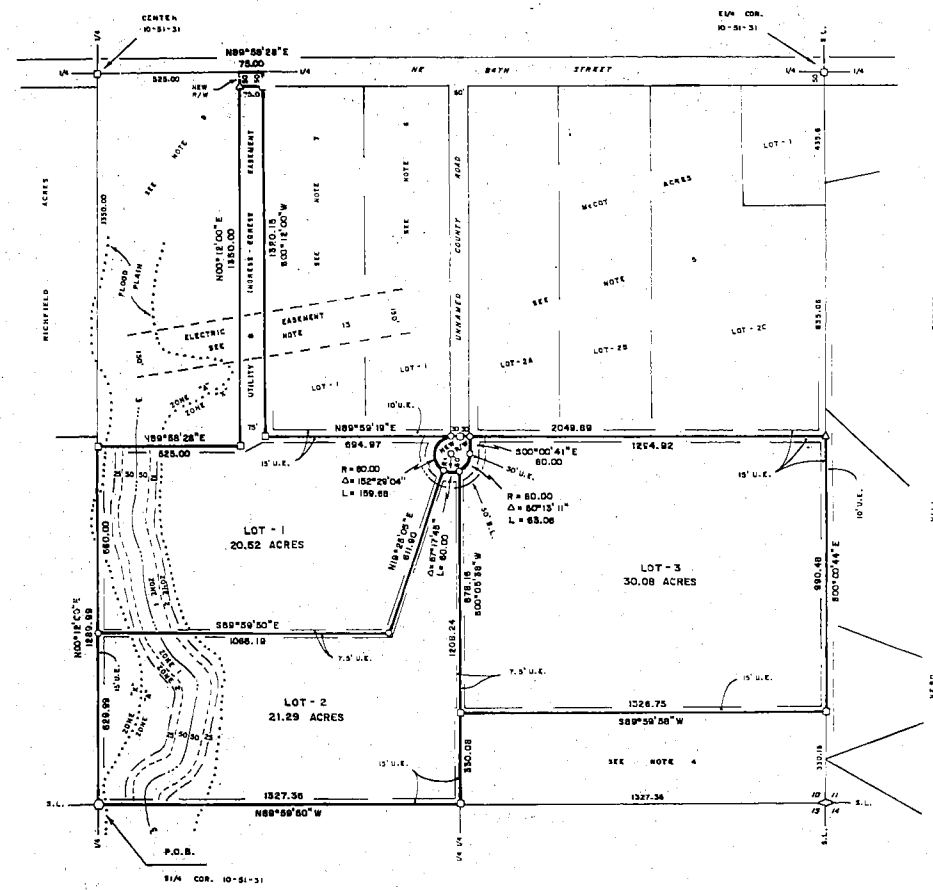
Recorded in Clay County, Missouri
Date and Time: 06/18/2008 at 08:47:49 AM
Instrument Number: 2008017028
Book: G Page: 167
Instrument Type: PL
Page Count: 1
Recording Fee: $46.00 B
Grantor: ENDERSON, EDWARD C
Grantee: ENDERSON ACRES
Robert T Sanko, Recorder

ENDERSON ACRES

FINAL PLAT





NOTES

1. Owner: Ed Enderson and Linda Enderson, 17803 NE 84th Street, Liberty, MO 64068.
2. Record deed is Book 2842 Page 316.
3. Survey accuracy standard is type rural.
4. Bearing system is based on a survey by PLS 2003013180 (Dated August 24, 2005), recorded in Book "D" at Page 169 on October 18th 2005. Record deed reference is Book 5100 Page 6.
5. Reference the recorded plats of McCoy Acres, Book 23 Page 100 & the Replat of Lot 2 in McCoy Acres, Book 24 Page 51.
6. Reference the recorded plat of William C. McCaslin Addition, Book 21 Page 18.
7. Reference the recorded plat of Wilsac Addition, Cabinet "E" Sleeve 104.
8. Reference a survey by LS 1433, dated June 24th 1986, record deed reference is Book 2842 Page 314.
9. Subdivision is in Flood Zone "A" (Flood plain) and Flood Zone "X" (NOT in a Flood plain) per FIRM Community Panel Number 2900860150 B, Map Revised: April 16, 2003.
10. The area within the flood plain is approximate and is subject to any inaccuracies that a subsequent topographic survey may disclose. Given the approximate location of the flood plain boundary on the lots within this subdivision, future single-family dwellings proposed near that boundary may require elevation certificates prior to obtaining building permits.
11. Within Zones 1 & 2: There shall be no clearing, grading, construction or disturbance of vegetation in the stream setback easement, except as permitted by Clay County.
12. 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.
13. Please be advised that Missouri Public Service maintains a substantial electric easement across Lot 1. Construction and certain other activities within this easement is prohibited and may be hazardous. The property owner shall contact the appropriate easement holders for details before beginning any construction activities, including driveways, within this subdivision.
14. Lots 1, 2 and 3 are required to use a shared driveway access to NE 84th Street. This driveway between NE 84th Street and the properties is an undeveloped dedicated county right of way. The county does not maintain this county road/right of way. The cost of maintenance of this shared driveway access will be shared equally (33 1/3 % each), no matter of usage. No private gates are allowed on the shared driveway. Approved 911 emergency signage is required before the issuance of a certificate of occupancy. Owners of the lots shall maintain both driveway and 911 signs.
15. Any further subdivision will require the unnamed county road and cul-de-sac to be brought to current county standards.

DESCRIPTION

That portion of the Southeast Quarter in Section 10, Township 51 North of the Base Line, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at the South Quarter corner of said Section 10; thence N00°12'00"E, 1289.99 feet along the West line of said SE ¼ ; thence N89°58'28"E, 525.00 feet parallel with the North line of said SE ¼ ; thence N00°12'00"E, 1350.00 feet parallel with said West line to said North line; thence N89°58'28"E, 75.00 feet along said North line to the Northwest corner of Wilsac Addition; thence S00°12'00"W, 1320.15 feet parallel with said West line to the North line of the South Half of Southeast Quarter in said Section 10 and to the Southwest corner of Wilsac Addition; thence N89°59'19"E, 2049.89 feet along said North line, along the South line of Wilsac Addition, along the South line of William C. McCaslin Addition and along the South line of the Replat of Lot 2 in McCoy Acres, to the Northeast corner of said S ½ SE ¼ and to the Southeast corner of the Replat of Lot 2 in McCoy Acres; thence S00°00'44"E, 980.48 feet along the East line of said S ½ SE ¼ to the Northeast corner of the South Half of the South Half of the Southeast Quarter of the Southeast Quarter in said Section 10; thence S89°59'58"W, 1326.75 feet to the Northwest corner of said E ½ S ½ SE ¼ SE ¼ ; thence S00°05'38"W, 330.08 feet to the Southwest corner of said E ½ S ½ SE ¼ SE ¼ ; thence N89°59'50"W, 1327.36 feet to the point of beginning. Said portion contains 72.24 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 ENDERSON ACRES and shall consist of a total of three (3) lots.

In testimony whereof, Edward C. Enderson and Linda S. Enderson, husband and wife, have subscribed their names on this 31st day of March, 2008.

Edward C. Enderson — Linda S. Enderson

Be it remembered that on this 31st day of March, 2008, before me, a Notary Public in and for said 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 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 # 05706522

APPROVALS AND ACCEPTANCES

This subdivision plat of ENDERSON ACRES has been submitted to and considered by the Clay County Planning Commission on this 4th day of March, 2008.

Chairman, Planning Commission — Director, Planning Commission

These easements & right-of-ways were accepted by the County Commission of Clay County, Missouri, on this 24th day of March, 2008. Resolution Number 2008-119

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 that 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, 2002. 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

Survey For: ED ENDERSON

Date: 2-4-2008 Field Book: 07-297 Project #: 07-9879

Cert-H 6/16/08 KM