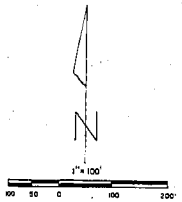
Recorded in Clay County, Missouri
Date and Time: 10/01/2009 at 08:40:26 AM
Instrument Number: 2009036289
Book: Q Page: 195
Instrument Type: PL
Page Count: 1
Recording Fee: $69.00 B
Grantor: DAVIS, JAMES B II
Grantee: MEADOWS FARM
Robert T Sander, Recorder

MEADOWS FARM

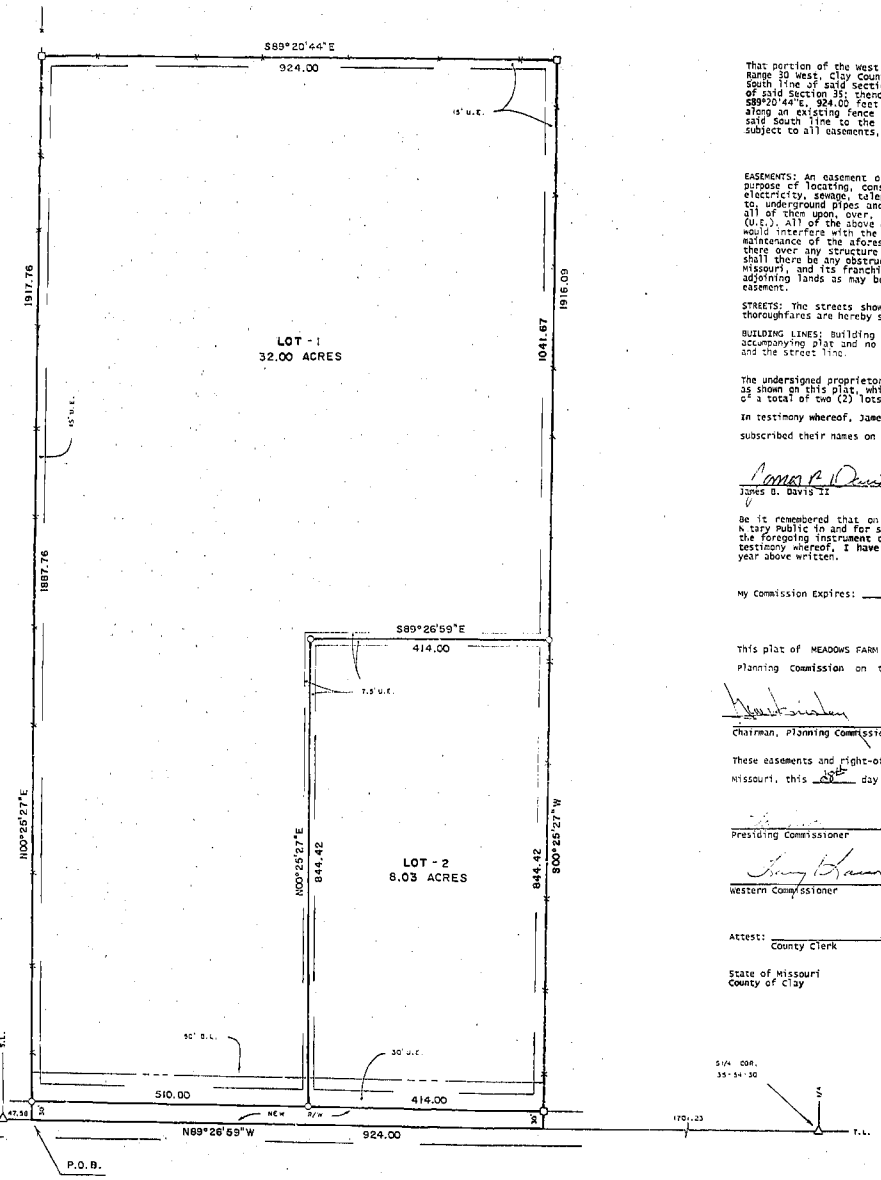
FINAL PLAT



△ - BRASS CAP FOUND

□ - CORNER POST FOUND

○ - 1/2" BAR SET



NOTES

1. Owner: James B. Davis II and Cheryl K. Davis, 27800 NE 192nd Street, Lawson, MO 64062.
2. Record deed reference is Book 5518 Page 89.
3. Bearings are based on the Missouri Coordinate System of 1983 (2007) - West Zone.
4. Survey accuracy standard is type rural.
5. Subdivision is in Flood Zone "X" (NOT in a flood plain) per FIRM Community Panel Number 2900860050 C, Map Revised: April 16, 2003.
6. Maximum height for all structures in this Subdivision shall be in accordance with County regulations regarding zoning and Airport land use.
7. 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 West Half of the Southwest Quarter of Section 35, Township 54 North, Range 30 West, Clay County, Missouri, described as follows: Beginning at a point on the South line of said Section 35 that is S89°26'59"E, 47.58 feet from the Southwest corner of said Section 35; thence N00°25'27"E, 1917.76 feet along an existing fence line; thence S89°20'44"E, 924.00 feet along an existing fence line; thence S00°25'27"W, 1916.09 feet along an existing fence line to said South line; thence N89°26'59"W, 924.00 feet along said South line to the point of beginning. Said portion contains 40.67 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 MEADOWS FARM and shall consist of a total of two (2) lots.

In testimony whereof, James B. Davis II and Cheryl K. Davis, husband and wife, have subscribed their names on this 24th day of Sept, 2009.

James B. Davis II

Cheryl K. Davis

Be it remembered that on this 24th day of Sept, 2009, 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: 5-4-2013

Notary Public

ANN E. DWING
My Commission Expires
May 4, 2013
Clay County
Commission #09706035

APPROVALS AND ACCEPTANCES

This plat of MEADOWS FARM has been submitted to and considered by the Clay County Planning Commission on this 1st day of September, 2009.

Chairman, Planning Commission

Director, Planning Commission

These easements and right-of-ways were accepted by the County Commission of Clay County, Missouri, this 18th day of September, 2009. Resolution Number 2009-379.

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, 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. Nieco
MO P.L.S. 2003013180

Survey For: JIM & CHERYL DAVIS

Date: 7-20-2009

Project #: 09-112

Chk G
11-3-09
Dm