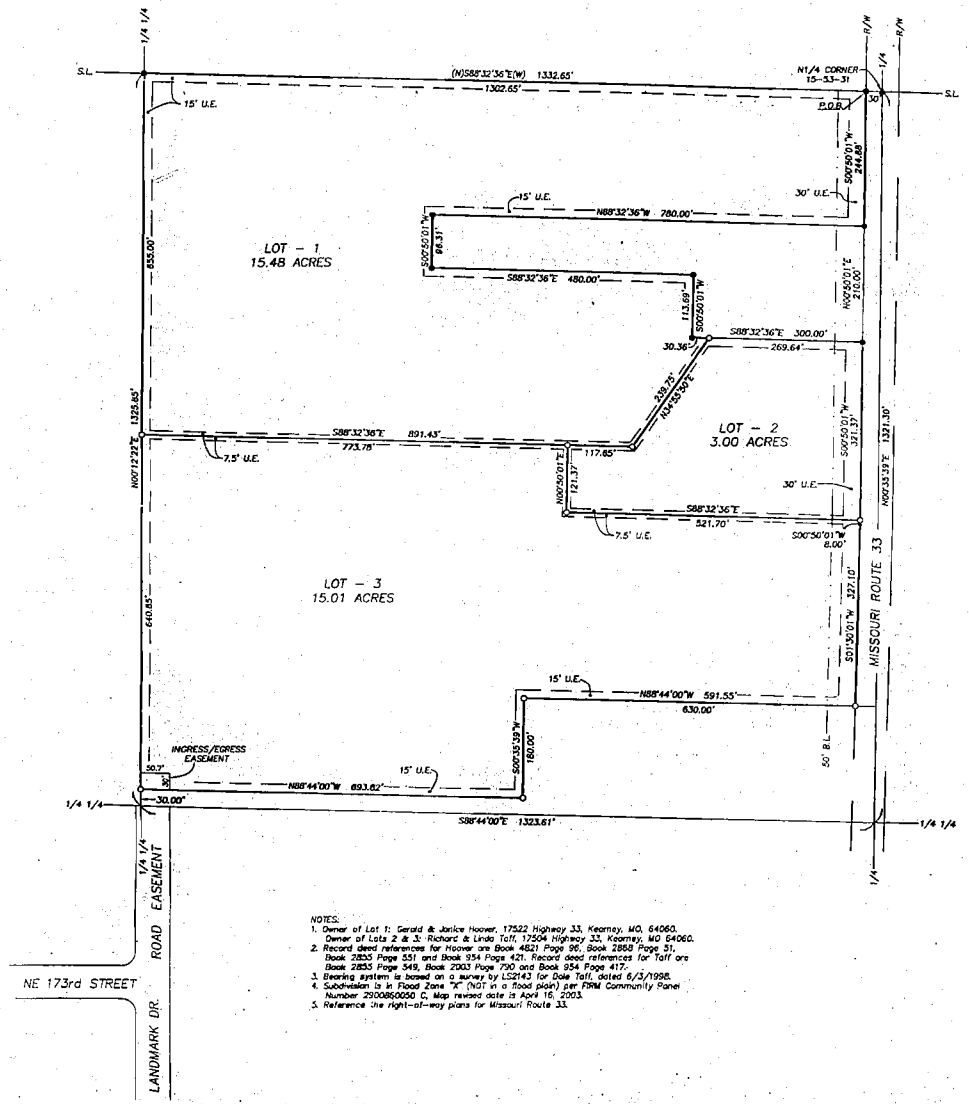
TAFF ACRES

FINAL PLAT

Recorded in Clay County, Missouri
Date and Time: 01/22/2010 at 09:20:18 AM
Instrument Number: 2010002183
Book: H Page: 1
Instrument Type: PL
Page Count: 1
Recording Fee: $48.00
Grantor: HOOVER, GERALD E
Grantee: TAFF ACRES
Robert T Sever, Recorder



NOTES:
1. Owner of Lot 1: Gerald & Janice Hoover, 17522 Highway 33, Kearney, MO, 64060. Owner of Lots 2 & 3: Richard & Linda Taff, 17504 Highway 33, Kearney, MO 64060.
2. Record deed references for Hoover are Book 4821 Page 96, Book 2868 Page 51, Book 2835 Page 551 and Book 954 Page 421. Record deed references for Taff are Book 2835 Page 549, Book 2003 Page 790 and Book 954 Page 417.
3. Bearing system is based on a survey by LS2143 for Dale Taff, dated 6/3/1998.
4. Subdivision is in Flood Zone "X" (NOT in a flood plain) per FIRM Community Panel Number 2900860050 C, Map revised date is April 16, 2003.
5. Reference the right-of-way plans for Missouri Route 33.

DESCRIPTION

That portion of the Northeast Quarter of the Northwest Quarter of Section 15, Township 53 North, Range 31 West, Clay County, Missouri, described as follows: Beginning at a point on the North line of said Section 15 that is N88°32'36"W, 30.00 feet from the North Quarter corner of said Section 15, said point being on the westerly right-of-way line of Missouri Route 33; thence S00°50'01"W, 244.85 feet along said right-of-way line; thence N88°32'36"W, 780.00 feet parallel with said North line; thence S00°50'01"W, 96.31 feet parallel with said right-of-way line; thence S88°32'36"E, 480.00 feet parallel with said North line; thence S00°50'01"W, 113.69 feet parallel with said right-of-way line; thence S88°32'36"E, 300.00 feet parallel with said North line to said right-of-way line; thence S00°50'01"W, 329.37 feet along said right-of-way line; thence S01°50'01"W, 327.10 feet along said right-of-way line; thence N88°44'00"W, 591.55 feet parallel with the South line of said NE1/4 NW1/4; thence S00°33'39"W, 180.00 feet; thence N88°44'00"W, 693.82 feet parallel with said South line to the West line of said NE1/4 NW1/4; thence N00°12'22"E, 1255.85 feet along said West line to the Northwest corner of said NE1/4 NW1/4; thence S88°32'36"E, 1302.65 feet along said North line to the Point of Beginning. Said portion contains 33.49 acres and is subject to all easements, restrictions, reservations and rights-of-way 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 know as TAFF ACRES and shall consist of a total of three (3) lots.

In testimony whereof, Gerald Eugene Hoover and Janice Kay Hoover, husband and wife, and Richard Dale Taff and Linda Rae Taff, husband and wife, have subscribed their names on this _____ day of _____, 2009.

Gerald Eugene Hoover — Janice Kay Hoover

Richard Dale Taff — Linda Rae Taff

Be it remembered that on this 11th day of January, 2010, 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: 9-22-13 — Notary Public

JANICE R. BROWN
Notary Public - Notary Seal
State of Missouri
Commissioned for Clay County
My Commission Expires: September 22, 2013
Commission Number: 10-00-00

APPROVALS AND ACCEPTANCES

This plat of TAFF ACRES has been submitted to and considered by the Clay County Planning Commission on this 1st day of December, 2009.

Chairman, Planning Commission — Director, Planning Commission

These easements and rights-of-way were accepted by the County Commission of Clay County, Missouri, this 21st day of December, 2009. Resolution Number 2009-499

Presiding Commissioner — County Counselor

Western Commissioner — Eastern Commissioner

Attest: County Clerk

State of Missouri
County of Clay

These standard symbols are found in the drawing:

○ = SET 1/2" IRON BAR
● = FOUND 1/2" IRON BAR
▲ = FOUND BRASS CAP

1" = 100'
0 50 100 200

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 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, 2001. If this document does not have an embossed seal and a stamp in red ink, 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 — 2003013180 — PROFESSIONAL LAND SURVEYOR

Survey For: DICK TAFF		
Date: DECEMBER 14, 2009	Field Book: 09-301	Project #: 09-113