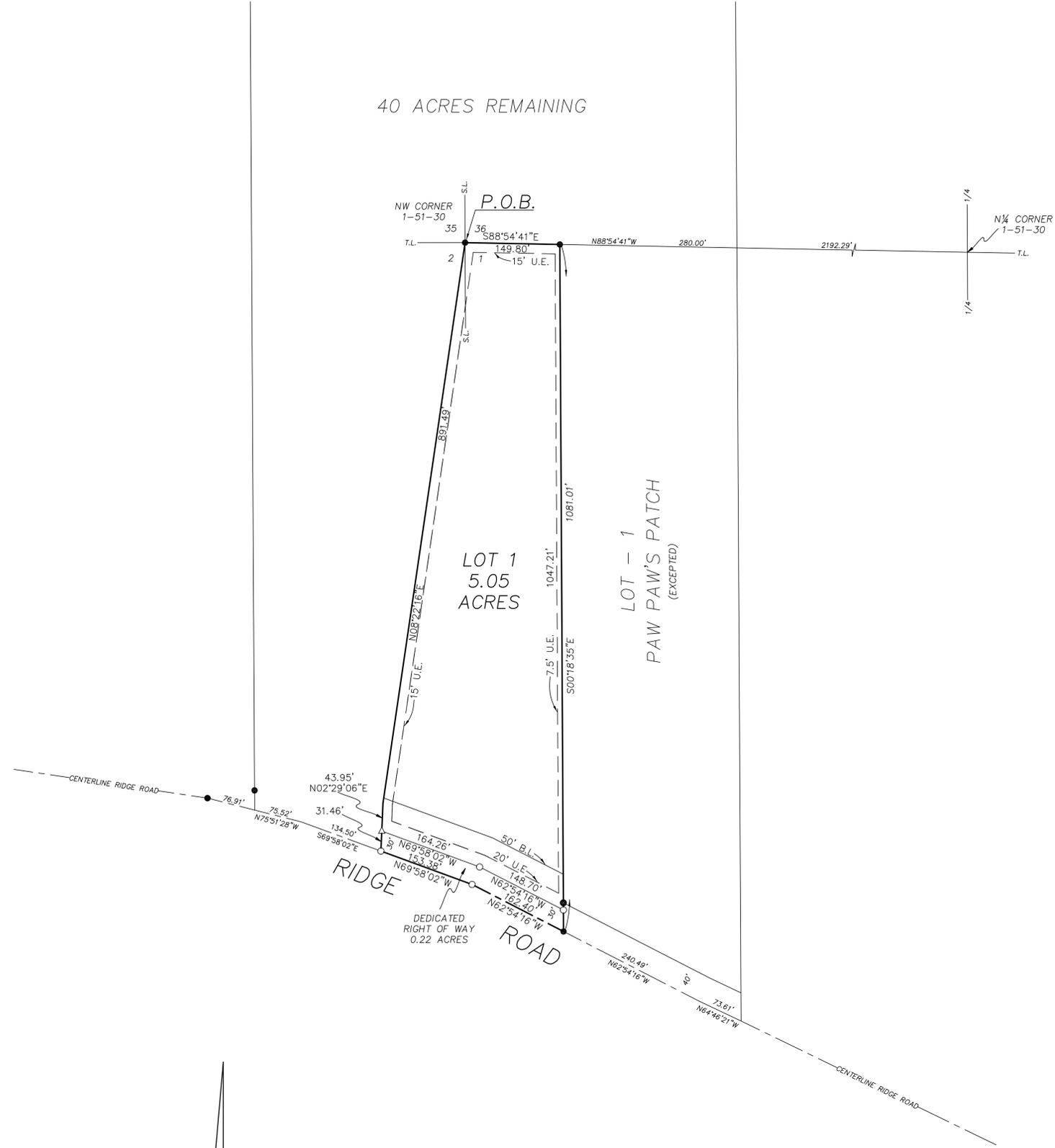


JAVA HILL

FINAL PLAT

40 ACRES REMAINING



JAVA HILL DESCRIPTION:
 Those portions of Section 1 and Section 2 in Township 51 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as a whole as follows: Beginning at the NW corner of said Section 1; thence S88°54'41"E, along the north line of said Section 1, a distance of 149.80 feet to the NW corner of Lot 1 of Paw Paw's Patch; thence S00°18'35"E, along the west line of said Lot 1, a distance of 1081.01 feet to the centerline of Ridge Road; thence N62°54'16"W, along said centerline, a distance of 162.40 feet; thence N69°58'02"W, along said centerline, a distance of 153.38 feet; thence N02°29'06"E, a distance of 75.41 feet; thence N08°22'16"E, a distance of 891.49 feet to the Point of Beginning. Said portions contain 5.27 acres and are subject to all easements of record.

DEDICATIONS:
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 easement 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 JAVA HILL and shall consist of a total of one (1) lot.

In testimony whereof, Daniel J. O'Neill has subscribed his name this _____ day of _____, 20____.

 Daniel J. O'Neill

STATE OF MISSOURI)
) SS)
 COUNTY OF CLAY)

On this day _____ of _____, 20____ before me a Notary Public in and for said State, personally appeared the above persons, who executed the within instrument and acknowledged to me that executed the same for the purposes herein stated.

My Commission expires: _____ Notary Public

CLAY COUNTY APPROVALS AND ACCEPTANCES
 This plat of JAVA HILL has been submitted and considered by Clay County Planning and Zoning Commission, and is _____ this _____ day of _____, 20____

_____ Chairman, Planning and Zoning	_____ Director, Planning and Zoning
_____ Presiding Commissioner	_____ Eastern Commissioner
_____ Western Commissioner	_____ County Counselor

These easements and right-of-way accepted by the Governing Body of Clay County, MO., this _____ day of _____, 20____

County Clerk

Entered on transfer record this _____ day of _____, 20____

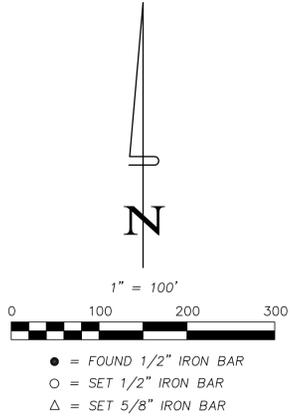
County Recorder

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.

Date: _____ Signed: _____
 Terry M. McCanless MO REG #2143

If this document does not have an embossed seal, it should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

 Land Surveying Service, Inc. 806 East Main Street, PO Box 83 Richmond, MO 64085 Phone (816) 776-6343 Phone (816) 470-6343 Professional Land Survey Corporation No. LS174D	
Survey For:	Daniel J. O'Neill Clay County, Missouri
Date:	June 8, 2015
Project #:	15-68B



- NOTES:**
- Owner: Daniel J. O'Neill, 29204 Ridge Road, Excelsior Springs, Missouri 64024.
 - Survey accuracy is type RURAL.
 - Bearing System is based on a survey by L.S. 2143, for Dale Gilbreath, dated May 21, 1997.
 - Reference Deed: Book 5901 at Page 132
 - Reference Plat: Paw Paw's Patch Final plat, recorded in Cabinet E, Sleeve 137
 - This parcel is in Flood Hazard Area "X" per FIRM Community Panel 2900860095B with an effective date of April 16, 2003.