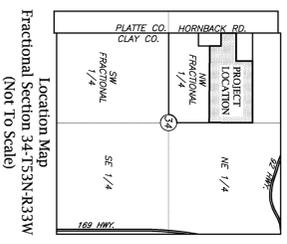
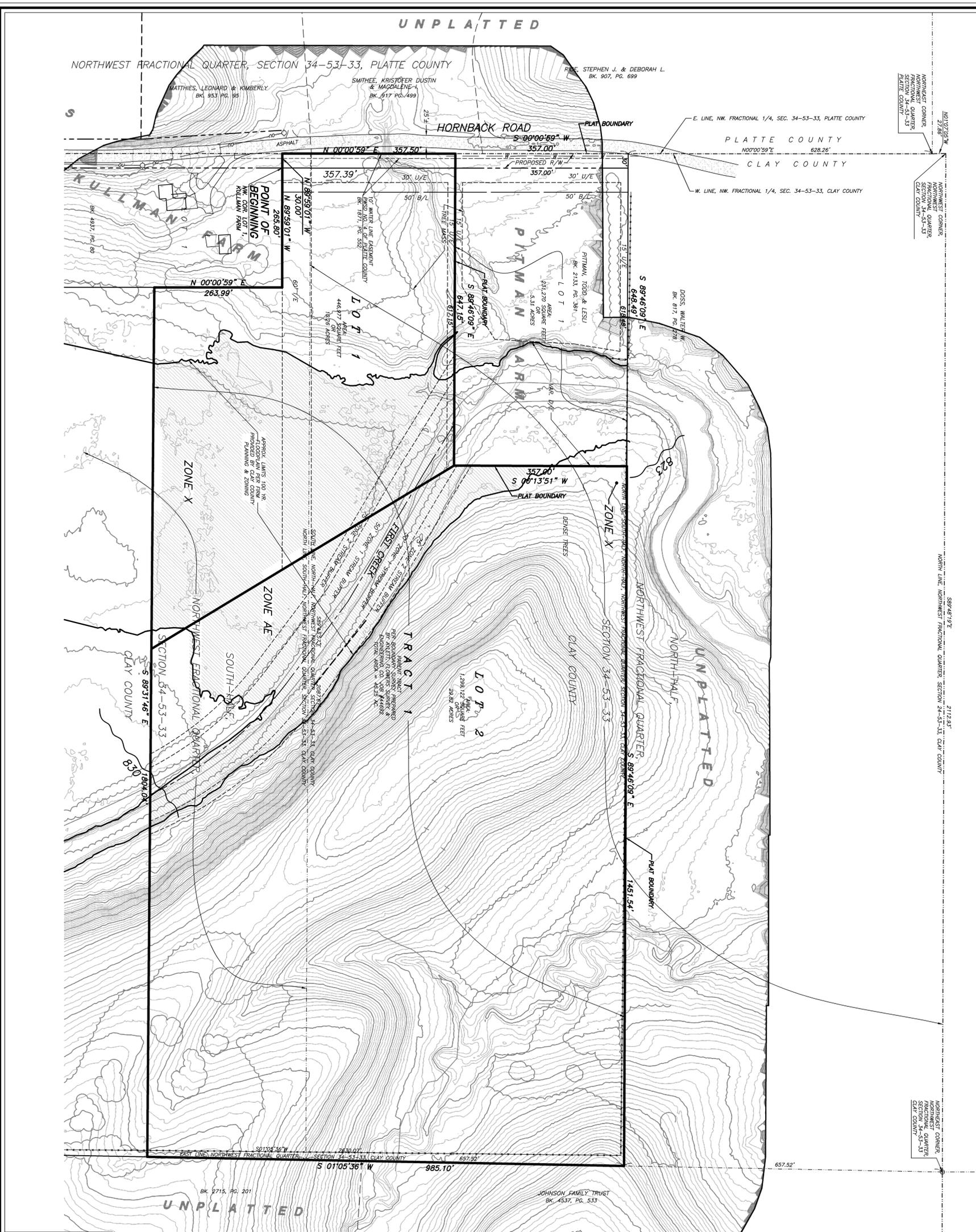


Preliminary Plat NICHOLS FARM

A PROPOSED SUBDIVISION IN
Clay County, Missouri



PROPERTY DESCRIPTION

A Tract of land being part of the Northwest Fractional Quarter of Section 34, Township 53 North, Range 33 West, all in Clay County, Missouri, more particularly described as follows: Beginning at the Northwest corner of Lot 1, KULLMAN FARM, a subdivision of land in Clay County, Missouri, according to the recorded plat thereof; thence North 89 degrees 59 minutes 01 seconds West, a distance of 30.00 feet to a point on the West line of the Northwest Fractional Quarter of said Section 34; thence North 00 degrees 00 minutes 59 seconds East, along the West line of the Northwest Fractional Quarter of said Section 34, a distance of 337.30 feet to the Southwest corner of PITMAN FARM, a subdivision of land in Clay County, Missouri according to the recorded plat thereof; thence North 89 degrees 59 minutes 01 seconds East, a distance of 263.99 feet to the South East corner of said PITMAN FARM; thence North 00 degrees 13 minutes 51 seconds East along the East line of said PITMAN FARM, a distance of 337.00 feet to the North line of the South-half of the North-half of said Northwest Fractional Quarter; thence South 89 degrees 46 minutes 09 seconds East along said North line, a distance of 1451.54 feet to the East line of the Northwest Fractional Quarter of said Section 34; thence South 01 degrees 05 minutes 31 minutes 46 seconds East, a distance of 385.10 feet; thence North 89 degrees 31 minutes 46 seconds East, a distance of 1804.04 feet to the East line of said KULLMAN FARM; thence North 00 degrees 00 minutes 59 seconds and parallel to the West line of the Northwest Fractional Quarter of said Section 34, a distance of 263.99 feet to the Northeast corner of said KULLMAN FARM; thence North 89 degrees 59 minutes 01 seconds West a distance of 265.80 feet to the Point of Beginning; said Tract contains 231,270 square feet or 40.03 acres, more or less.

GENERAL NOTES

1. Predominant Soil Types: Shred Rock Outcrop Complex, Mosa Silt Loam & Noddyay Silt Loam.
2. Existing Zoning: AG
3. Proposed Zoning: R-1A
4. Sewage Disposal: Septic
5. Contour Interval: 5 feet
6. Contour Datum: USGS
7. A portion of this tract of land lies within the 100 year floodplain, per FEMA Map #390860015B, dated April 16, 2003.



LEGEND

- Overhead Utility Lines
- Utility Pole
- Transmission Line Utility Pole
- Fence
- R/W
- Book
- Page
- Water Line



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Drawn By: ZAHB File Name: 489877P.A SHEET: 34-53-33

Date: 4/11/21, 2015 Job No: 48987