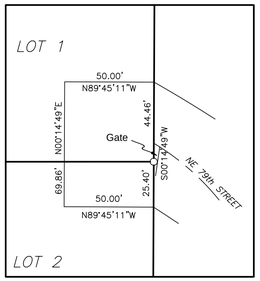
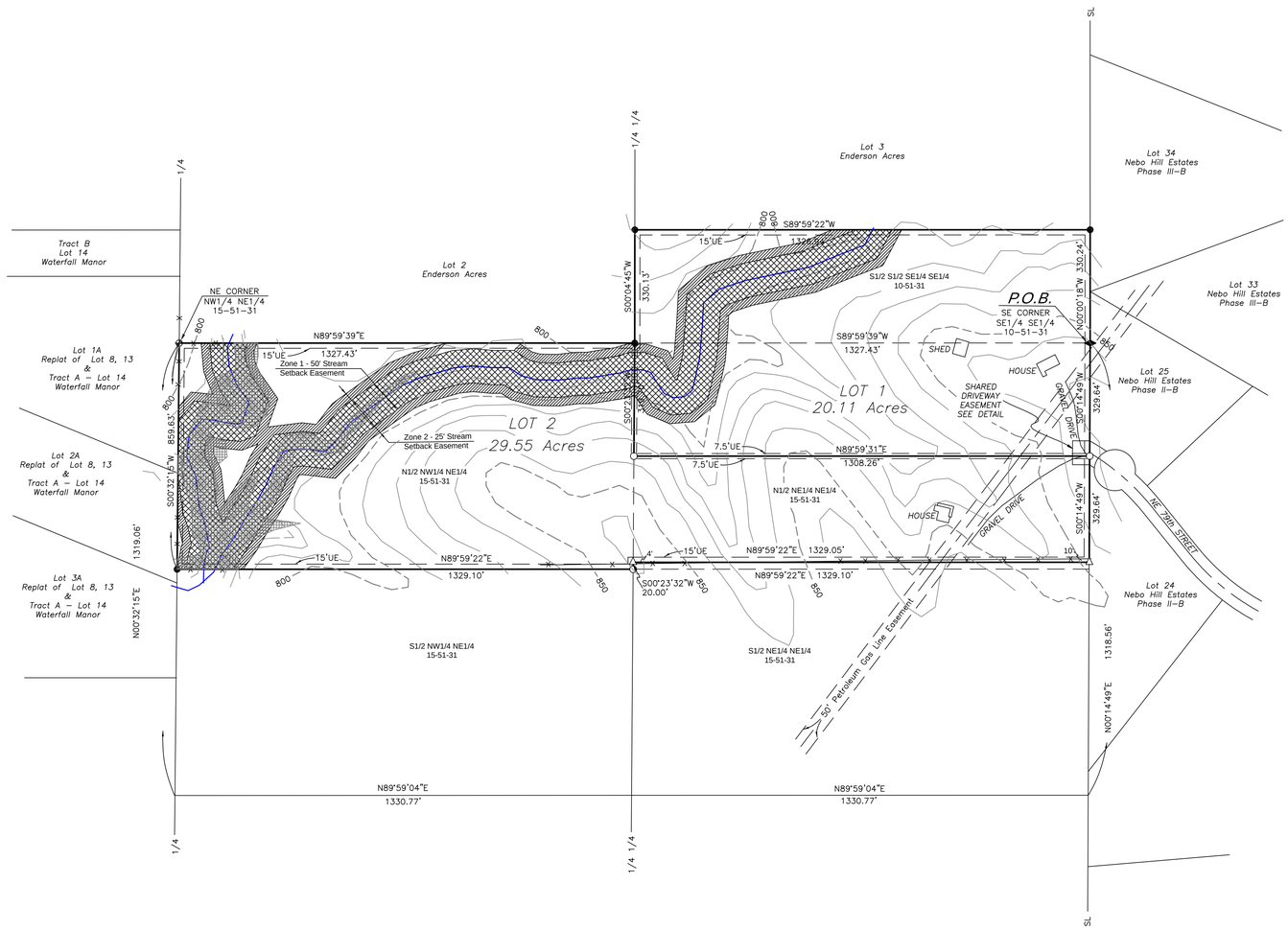
Morris Farms

PRELIMINARY PLAT



SHARED DRIVEWAY EASEMENT



FEMA / FIRM LEGEND

Zone A:
The 1% annual chance flood (100-year (flood) , also known as the base flood.

Zone X:
Areas determined to be outside the 0.2% annual chance flood.

FEMA / FIRM zones are shown for informational purposes only.

N

1" = 200'

0 200 400 600

○ = SET 1/2" IRON BAR
△ = SET 5/8" IRON BAR
◆ = FOUND 3/8" IRON BAR
● = FOUND 1/2" IRON BAR
▲ = FOUND 5/8" IRON BAR
⊕ = FOUND BRASS CAP
-X-X-X- = FENCE

DESCRIPTION:
Those portions of the S1/2 of the S1/2 of the SE1/4 of the SE1/4 of Section 10, and the N1/2 of the NW1/4 of the NE1/4 of Section 15, and the N1/2 of the NE1/4 of the NE1/4 of Section 15, except the south 20.0 feet thereof, all in Township 51 North of the Baseline, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as a whole as follows: Beginning at the SE corner of the SE1/4 of the SE1/4 of said Section 10; thence N00°00'18"W, along the east line of said SE1/4 of the SE1/4, a distance of 330.24 feet to the NE corner of the S1/2 of the S1/2 of said SE1/4 of the SE1/4; thence S89°59'22"W, along the north line of the S1/2 of the S1/2 of said SE1/4 of the SE1/4, a distance of 1326.94 feet to the NW corner of the S1/2 of the S1/2 of said SE1/4 of the SE1/4; thence S00°04'45"W, along the west line of the S1/2 of the S1/2 of said SE1/4 of the SE1/4, a distance of 330.13 feet to the SW corner of the S1/2 of the S1/2 of said SE1/4 of the SE1/4, also being the NE corner of the NW1/4 of the NE1/4 of said Section 15; thence S89°59'39"W, along the north line of the NW1/4 of the NE1/4 of said Section 15, a distance of 1327.43 feet to the NW corner of the NW1/4 of the NE1/4 of said Section 15; thence S00°32'15"W along the west line of the NW1/4 of the NE1/4 of said Section 15, a distance of 659.53 feet to the SW corner of the N1/2 of the NW1/4 of the NE1/4 of said Section 15; thence N89°59'22"E, along the south line of the N1/2 of the NW1/4 of the NE1/4 of said Section 15, a distance of 1329.10 feet to the SE corner of the N1/2 of the NW1/4 of the NE1/4 of said Section 15; thence N00°23'32"E, along the east line of the N1/2 of the NW1/4 of the NE1/4 of said Section 15, a distance of 20.00 feet; thence N89°59'22"E, parallel with and 20.0 feet north of and normal to the south line of the N1/2 of the NE1/4 of the NE1/4 of said section 15, a distance of 1329.05 feet to the east line of the N1/2 of the NE1/4 of the NE1/4 of said section 15; thence N00°14'44"E, along said east line, a distance of 639.28 feet to the Point of Beginning.Said portions contain 49.66 acres and are subject to all easements of record.

NOTES:
1. Owner: Randall & Susie Morris 18004 NE 79th St, Liberty, MO., 64068
2. Survey accuracy is type RURAL.
3. Bearing System is based on Missouri State Plane Grid West Zone.
4. Reference Deed: Book 6419 Page 63
5. Reference Survey: For Mike Mooren, dated 8/1/2005
   Nebo Hill Estates Phase II-B, Book 1953 Page 325
   Nebo Hill Estates III-B, Book 23 Page 42
   Replat of Lot 14, Waterfall Manor, Cabinet E, Sleeve 64
   Replat of Lots 8 &13 Waterfall Manor and Tract A of the replat of Lot 14 Waterfall Manor, Cabinet E, Sleeve 92
6. 50' Petroleum Gas Line, Buckeye Pipeline Transportation, LLC, 1-800-331-4115
7.This parcel is within the following Flood Hazard Areas: "A" and "X", per FIRM
   Community Panel 2900860255e with an effective date of aUGUST 3, 2015.

CLAY COUNTY NOTES:
1. Current Zoning Clssification for Subdivision is AG according to the Clay County Official Zoning Map - 2011, dated June 25th, 2012.
2. Subdivision is in the Urban Service Tier and the 1-Mile Urban Coordination Sub-Tier according to the Planning Tier Map of the Clay County Comprehensive Plan 2008, adopted on June 3rd, 2008, Resolution #: PZC08-01.
3. Topography is taken from the USGS Quadrangle.
4. Within Stream Setback Zones 1 & 2, there shall be no clearing, grubbing, grading, construction or disturbance of vegetation in the stream setback easement, except as permitted by Clay County.

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 PLS #2143

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

M & M
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: Randall Morris
Liberty, Clay County , Missouri

Date: April 5, 2016
Project #: 16-64