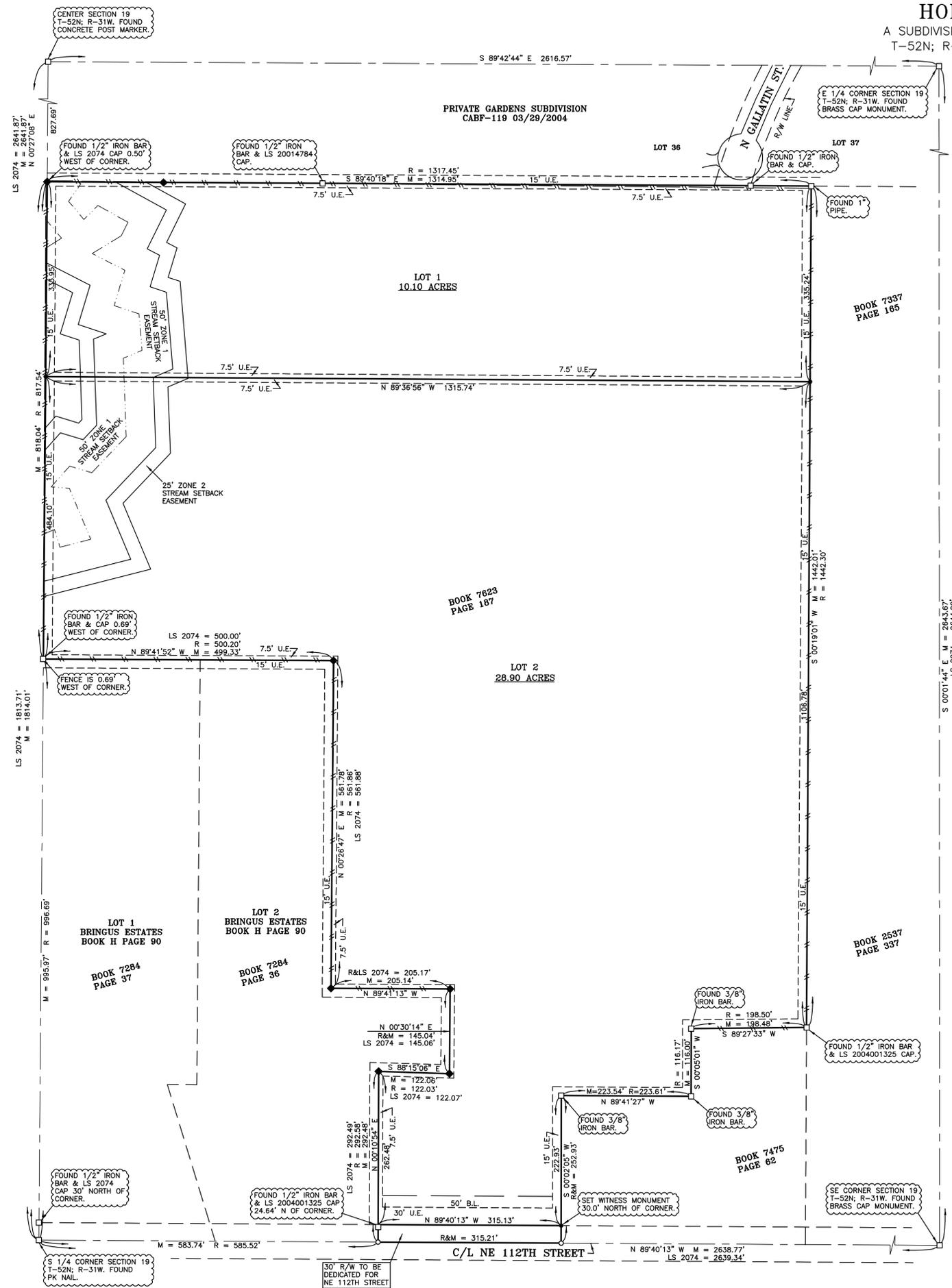


FINAL PLAT HORSE HIDEAWAY

A SUBDIVISION IN THE SE 1/4 SECTION 19
T-52N; R-31W, CLAY COUNTY, MISSOURI



RECORD PROPERTY DESCRIPTION:

That portion of the Southeast Quarter of Section 19, Township 52 North, Range 31 West of the 5th P.M., Clay County, Missouri, described as follows: Beginning at a point on the West Line of said Southeast Quarter that is North 00 degrees 40 minutes 13 seconds East, 996.69 feet from the South Quarter Corner of said Section 19, said point being the Northwest Corner of Land described in Book 1719 at Page 792, in said County Recorder's Office; Thence North 00 degrees 41 minutes 26 seconds East, 817.54 feet along said West Line to the Northwest Corner of Land described in Book 1647 at Page 882; Thence South 89 degrees 23 minutes 02 seconds East, 1317.45 feet to the Northeast corner of said Book 1647 at Page 882; Thence South 00 degrees 37 minutes 02 seconds West, 1442.38 feet to the Northeast Corner of Land described at Book 1928, Page 266, in said County Recorder's Office; Thence Southerly and Westerly along said Book 1928, Page 266, the following courses; South 89 degrees 48 minutes 25 seconds West, 198.50 feet; South 00 degrees 18 minutes 30 seconds West, 116.17 feet; North 89 degrees 24 minutes 36 seconds West, 223.61 feet; South 00 degrees 19 minutes 03 seconds West, 252.93 feet to the South line of said Southeast Quarter; thence North 89 degrees 22 minutes 27 seconds West, 315.21 feet along said South line to the Southeast corner of said Book 1719 at Page 792; Thence Northerly and Westerly along said Book 1719 at Page 792, the following courses; North 00 degrees 16 minutes 21 seconds East, 292.58 feet; South 87 degrees 00 minutes 58 seconds East, 122.03 feet; North 00 degrees 48 minutes 34 seconds East, 145.04 feet; North 89 degrees 21 minutes 47 seconds West, 205.17 feet; North 00 degrees 46 minutes 16 seconds East, 561.86 feet; North 89 degrees 21 minutes 02 seconds West, 500.20 feet to the point of beginning, except any part in roads.

Except this portion described May 2, 2013, by Document No. 2013016630 in Book 7091 at page 91, more particularly described as follows:

Part of the Southeast Quarter of Section 19, Township 52 North of the Base Line, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, and described as follows: Beginning at the Southwest Corner of said Quarter Section; thence North 00 degrees 45 minutes 16 seconds East, 996.16 feet along the West line of said Quarter Section; thence South 89 degrees 21 minutes 47 seconds East, 500.00 feet; thence South 00 degrees 45 minutes 16 seconds West, 561.88 feet; thence South 89 degrees 21 minutes 47 seconds East, 205.17 feet; thence South 00 degrees 50 minutes 14 seconds West, 145.06 feet; thence North 87 degrees 54 minutes 38 seconds West, 122.07 feet; thence South 00 degrees 15 minutes 46 seconds West, 92.21 feet to a point on the South line of said Quarter Section; thence North 89 degrees 22 minutes 27 seconds West, 585.52 feet along said South line to the point of beginning.

SURVEYOR'S CERTIFICATION:

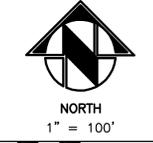
I HEREBY CERTIFY that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

WITNESS hand and seal this Thirtieth (30th) day of August, 2016.

Richard L. Mattson, P.L.S.
Missouri P.L.S. 2674

SURVEYOR'S NOTES:

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- Survey is valid only if print has original seal and signature of surveyor.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record that would affect this parcel.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- The South line of the Southeast Quarter of Section 19, Township 52 North, Range 31 West, Clay County, Missouri bears North 89 degrees 40 minutes 13 seconds West for this survey.
- Missouri Board of Architects, Professional Engineers, and Land Surveyors classify this property as "rural" property.
- Within Stream Setback Zones 1 and 2, there shall be no clearing, grading, construction or disturbance of vegetation in the stream setback easement, except as permitted by Clay County.



- #### LEGEND
- DENOTES 1/2" BAR & LC 000120 CAP SET
 - DENOTES CALCULATED CORNER
 - DENOTES FOUND MONUMENT
 - ◆ DENOTES FOUND 1/2" BAR & LS 2074 CAP
 - M = MEASURED DISTANCE
 - R = RECORDED DISTANCE
 - DEED = DEED DISTANCE
 - B.L. = BUILDING LINE SETBACK
 - U.E. = UTILITY EASEMENT

LANDOWNER/DEVELOPER:
Andrea Lynn Burgis
12608 NE 112th Street
Liberty, MO 64068

PREPARED BY:
Richard L. Mattson, MO
PLS 2674
Midland Surveying, Inc.
4784 Frederick Blvd.
St. Joseph, MO 64506

PLAT DEDICATION:
The undersigned owners of the property described herein have caused the same to be subdivided as shown on this plat and said property shall hereafter be known as:

Horse Hideaway

EASEMENT DEDICATION:

An easement or license is also hereby granted to the County of Clay, 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.

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.

STREETS:

Streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

IN TESTIMONY WHEREOF

The undersigned owner has hereunto set her hand this _____ day of _____, 2016.

Andrea Lynn Burgis, Trustee,
Andrea Burgis Trust, Dated November 4, 2003

STATE OF MISSOURI }
COUNTY OF _____ } SS:

On this _____ day of _____, 2016, before me personally appeared Andrea Lynn Burgis, Trustee, or her successors in Trust, under Andrea Burgis Trust, Dated November 4, 2003, and any amendments thereto, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed as such Trustee.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Commission Expires: _____
Notary Public

Planning & Zoning Commission:

The plat of Horse Hideaway has been submitted to and considered by the Clay County Planning & Zoning Commission on this on this _____ day of _____, 2016.

Chairman, Planning & Zoning Commission Director, Planning & Zoning Commission

County Commission:

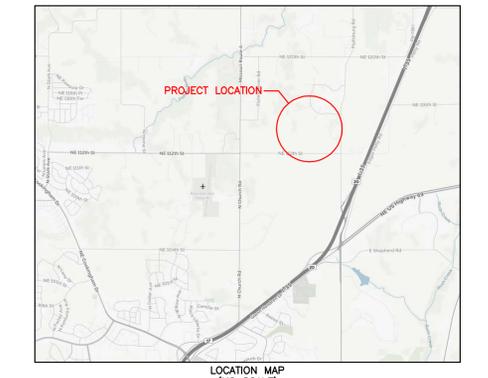
The easements and right-of-ways were accepted by the County Commission of Clay County, Missouri on this on this _____ day of _____, 2016.

Presiding Commissioner County Counselor

Western Commissioner Eastern Commissioner

ATTEST: County Clerk

State of Missouri
County of Clay



PREPARED FOR:
SCOTT GOESSLING
SECTION 19, T-52N; R-31W
CLAY COUNTY, MISSOURI

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

FILE: TRIPLE-H_FINAL	DATE: AUGUST 30, 2016	SCALE: 1" = 100'	REVISED:	SHEET NO. 1 OF 1
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