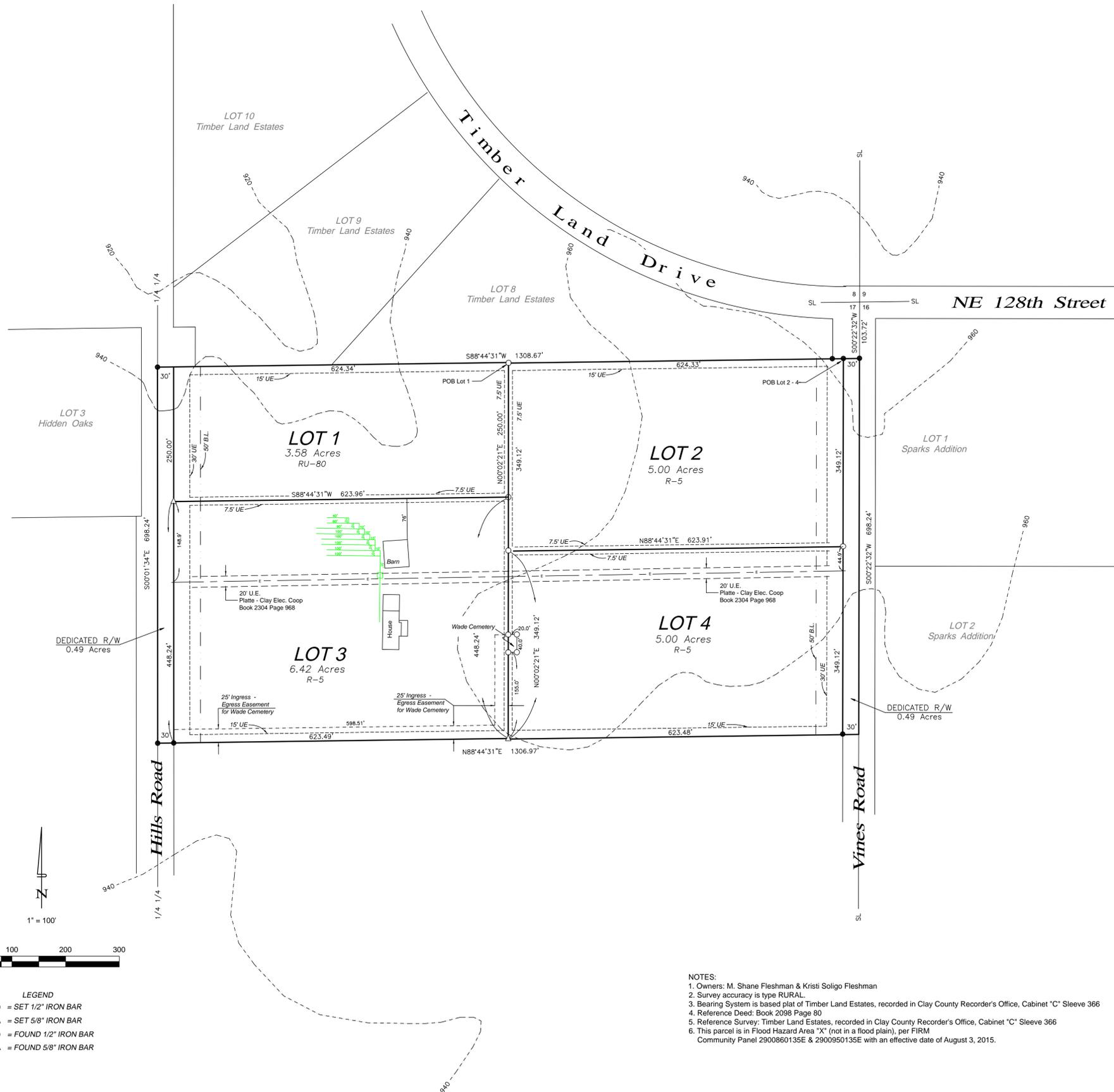


# TIMBER LAND MEADOWS

## PELIMINARY PLAT



**TIMBERLINE MEADOWS DESCRIPTION:**  
 The South 698.24 feet of the North 801.96 feet of the East 1/2 of the NE 1/4 of Section 17, Township 52 North north of the baseline, Range 31 West of the fifth Principal Meridian, Clay County, Missouri, EXCEPT part in roadway. Said portions contain 20.698 acres and is subject to all easements of record and subject to Wade Cemetery.

**REZONING DESCRIPTION:**

Lot 1, RU-80 Zoning

That portion of the South 698.24 feet of the North 801.96 feet of the E1/2 of the NE1/4 of Section 17, Township 52 North of the Baseline, range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows; Commencing at the NE corner of the E1/2 of the NE1/4 of said Section 17; thence S00°22'32"E, along the east line of said E1/2 of the NE1/4, a distance of 103.72 feet; thence S88°44'31"W, a distance of 654.33 feet to the Point of Beginning of said portion herein described; thence S88°44'31"W, a distance of 624.34 feet; thence S00°01'34"E, a distance of 250.00 feet; thence N88°44'31"E, a distance of 623.96 feet; thence N00°02'21"E, a distance of 250.00 feet to the Point of Beginning. Said portion contains 3.58 acres.

Lots 2 thru 4, R-5 Zoning

That portion of the South 698.24 feet of the North 801.96 feet of the E1/2 of the NE1/4 of Section 17, Township 52 North of the Baseline, range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows; Commencing at the NE corner of the E1/2 of the NE1/4 of said Section 17; thence S00°22'32"E, along the east line of said E1/2 of the NE1/4, a distance of 103.72 feet; thence S88°44'31"W, a distance of 624.33 feet to the Point of Beginning of said portion herein described; thence S88°44'31"W, a distance of 624.33 feet; thence S00°01'34"E, a distance of 250.00 feet; thence S88°44'31"W, a distance of 623.96 feet; thence S00°01'34"E, a distance of 448.24 feet; thence N88°44'31"E, a distance of 1246.97 feet; thence N00°22'32"W, a distance of 698.24 feet to the Point of Beginning. Said portion contains 16.42 acres.

**SURVEYOR'S CERTIFICATION**

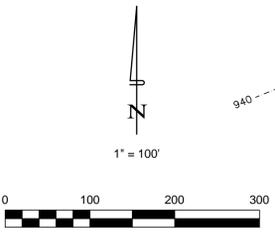
I hereby certify that this survey was prepared by me or under my direct personal supervision, and that I am a duly registered Professional Land Surveyor under the laws of the State of Missouri, and that this survey was performed in accordance with the requirements of the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, effective September 30, 2003.

Date: \_\_\_\_\_ Signed: Terry M. McCannless 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.

<p><b>M &amp; M</b> Land Surveying Service, Inc.</p> <p>806 East Main Street, PO Box 83                  Richmond, MO 64085                  Phone (816) 776-6343                  Phone (816) 470-6343</p> <p>Professional Land Survey Corporation No. LS174D</p>	
Survey For:	Kristi Soligo Flesman Clay County, Missouri
Date:	September 10, 2015
Project #: 15 - 102	

- NOTES:**
1. Owners: M. Shane Flesman & Kristi Soligo Flesman
  2. Survey accuracy is type RURAL.
  3. Bearing System is based plat of Timber Land Estates, recorded in Clay County Recorder's Office, Cabinet "C" Sleeve 366
  4. Reference Deed: Book 2098 Page 80
  5. Reference Survey: Timber Land Estates, recorded in Clay County Recorder's Office, Cabinet "C" Sleeve 366
  6. This parcel is in Flood Hazard Area "X" (not in a flood plain), per FIRM Community Panel 2900860135E & 2900950135E with an effective date of August 3, 2015.



- LEGEND**
- = SET 1/2" IRON BAR
  - △ = SET 5/8" IRON BAR
  - = FOUND 1/2" IRON BAR
  - ▲ = FOUND 5/8" IRON BAR