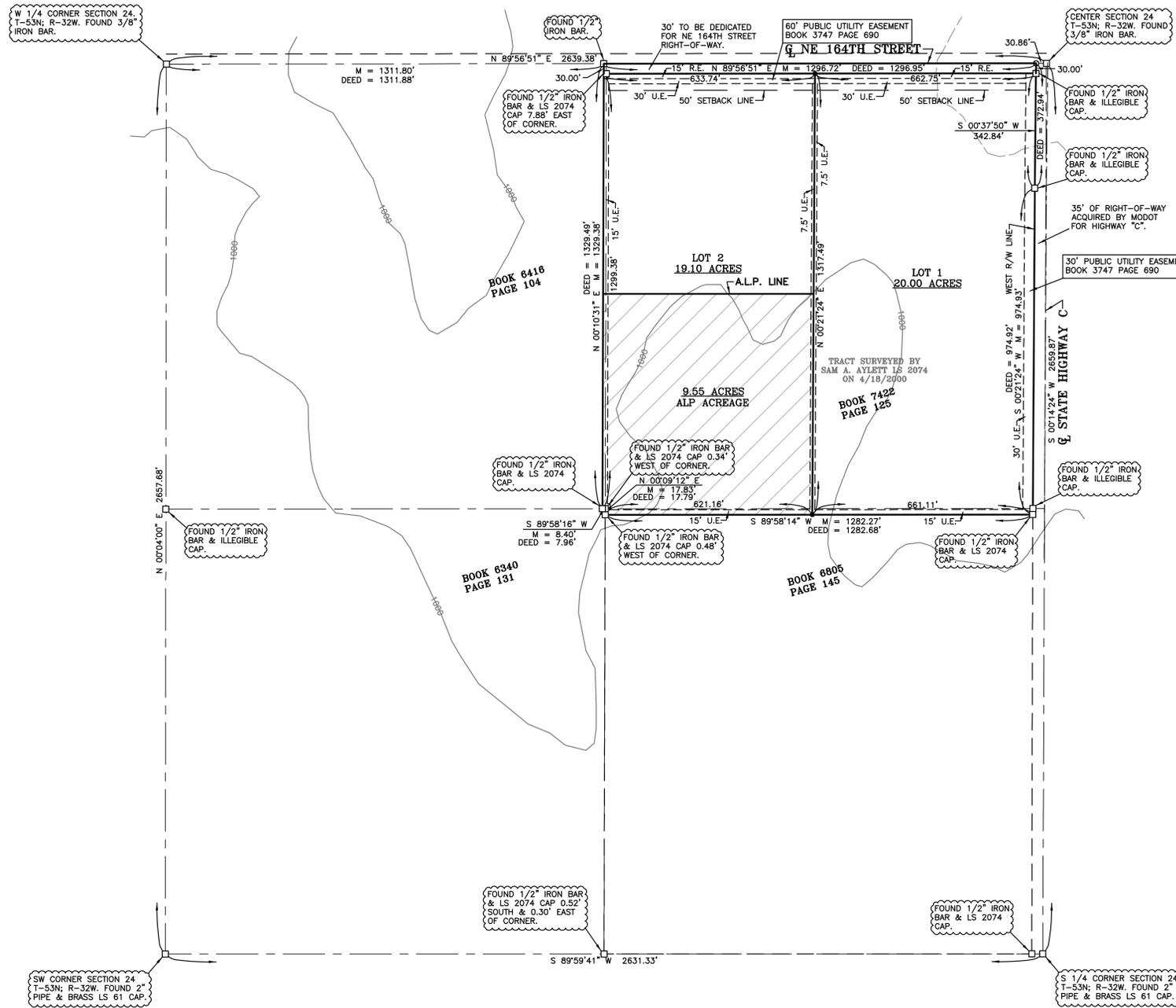


PRELIMINARY PLAT BLEDSOE DOWNS

A MINOR SUBDIVISION IN THE SW 1/4 SECTION 24
T-53N; R-32W, CLAY COUNTY, MISSOURI



RECORD PROPERTY DESCRIPTION:

BOOK 7422 PAGE 125: All that part of the Southwest Quarter of Section 24, Township 53, Range 32, Clay County, Missouri, described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence North 89 degrees 57 minutes 15 seconds East, along the North line of said Southwest Quarter, a distance of 1311.88 feet to the point of beginning of the tract of land herein to be described; thence continuing North 89 degrees 57 minutes 15 seconds East, along said North line, a distance of 1296.95 feet to a point on the Westerly right-of-way line of Missouri Highway "C", as now established; thence South 00 degrees 38 minutes 09 seconds West, along said Westerly right-of-way line, a distance of 372.94 feet; thence South 00 degrees 21 minutes 09 seconds West, along said Westerly line, a distance of 974.92 feet; thence South 89 degrees 58 minutes 41 seconds West and parallel to the South line of the Northeast Quarter of said Southwest Quarter, a distance of 1282.68 feet to a point on the West line of the Southeast Quarter; thence North 00 degrees 09 minutes 45 seconds East along said West line, a distance of 17.79 feet to the Southwest corner of the Northeast Quarter of said Southwest Quarter; thence South 89 degrees 58 minutes 41 seconds West, along the South line of the Northwest Quarter of said Southwest Quarter, a distance of 7.96 feet; thence North 00 degrees 09 minutes 45 seconds East and parallel to the West line of the Northeast Quarter of said Southwest Quarter, a distance of 1329.49 feet 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 Fourteenth (14th) day of June, 2016.

PRELIMINARY

SURVEYOR'S NOTES:

1. 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.
2. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
3. Survey is valid only if print has original seal and signature of surveyor.
4. 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.
5. 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.
6. 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.
7. The North line of Southwest Quarter of Section 24, Township 53 North, Range 32 West, Clay County, Missouri bears North 89 degrees 56 minutes 51 seconds East for this survey.
8. Missouri Board of Architects, Professional Engineers, and Land Surveyors classify this property as "rural" property.

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:

Bledsoe Downs

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.).

An easement is granted to Clay County, Missouri for the purpose of constructing and maintaining of a portion of the Northland Trails system upon, over, under, and along the strip of land designated as a Recreational Easement (RE).

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.

Christopher Higgins _____ Patricia Higgins _____

STATE OF MISSOURI }
COUNTY OF _____ }SS:

Be it remembered that on this _____ day of _____, 2016, before me, a notary public in and for said County and state, came Christopher Higgins and Patricia Higgins, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same.

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

Notary Public _____ My Commission Expires: _____

Planning & Zoning Commission:

The plat of **Bledsoe Downs** 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:

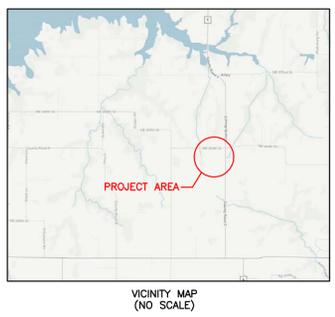
The easements and right-of-ways were accepted by the County Commission of Clay County, Missouri on this on this _____ day of _____, 2016.

Presiding Commissioner _____ County Counselor _____

Western Commissioner _____ Eastern Commissioner _____

ATTEST: County Clerk _____

State of Missouri
County of Clay



LEGEND

- = DENOTES 1/2" BAR & LC 000120 CAP SET
- o = DENOTES CALCULATED CORNER
- = DENOTES FOUND MONUMENT
- M = MEASURED DISTANCE
- R = RECORDED DISTANCE
- DEED = DEED DISTANCE
- R.E. = RECREATIONAL EASEMENT
- U.E. = UTILITY EASEMENT
- ▨ = A.L.P. AREA



LANDOWNER/DEVELOPER:
Christopher & Patricia Higgins
3200 NE 83rd St.
Smithville, MO 64119

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

PREPARED FOR:
CHRIS HIGGINS
SECTION 24, T-53N; R-32W
CLAY COUNTY, MISSOURI



MIDLAND SURVEYING
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: BLEDSOE-DOWNS	DATE: JUNE 14, 2016	SCALE: 1" = 200'	REVISED:	SHEET NO. 1 OF 1
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