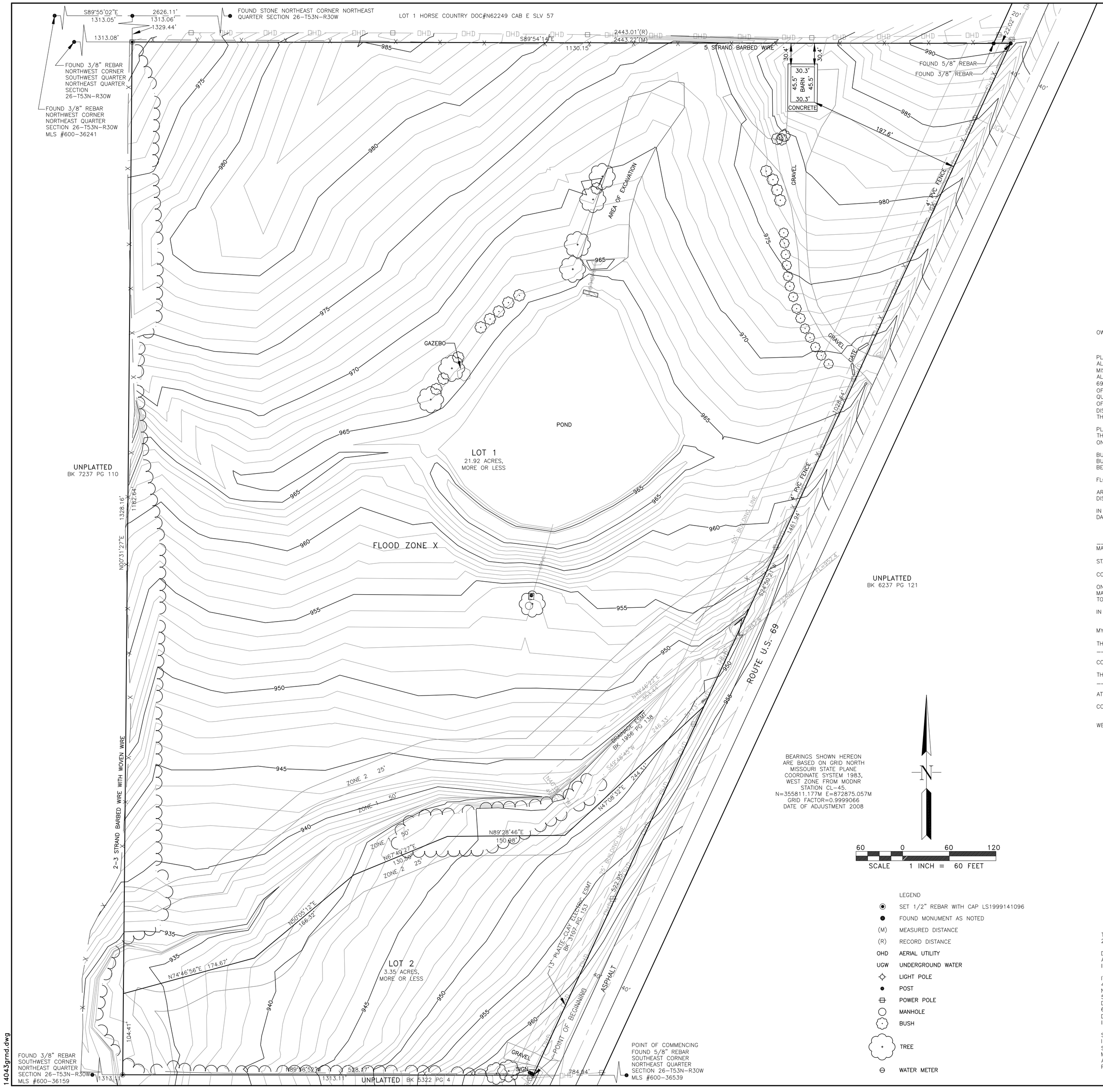


BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH MISSOURI STATE PLANE COORDINATE SYSTEM 1983, WEST ZONE FROM MODNR STATION CL-45. N=355811.177M E=872875.057M GRID FACTOR=0.9999066 DATE OF ADJUSTMENT 2008

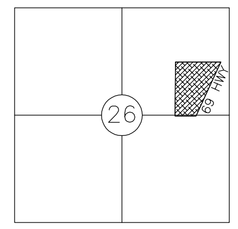
SCALE 1 INCH = 60 FEET

LEGEND

- SET 1/2" REBAR WITH CAP LS1999141096
- FOUND MONUMENT AS NOTED
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE
- OHD AERIAL UTILITY
- UGW UNDERGROUND WATER
- LIGHT POLE
- POST
- POWER POLE
- MANHOLE
- BUSH
- TREE
- WATER METER

FINAL PLAT
RILES ACRES

A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 26 -T53N-R30W
CLAY COUNTY, MISSOURI



VICINITY MAP
SECTION 26-T53N-R30W
1"=2640'

RESERVED FOR THE RECORDER OF DEEDS

OWNER/DEVELOPER: MR. MARK RILES
1904 VICTORY LANE
KEARNEY MO 64060

PLAT DESCRIPTION
ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 53 NORTH, RANGE 30 WEST, IN CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE N89°56'52"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 784.94 FEET TO THE POINT OF BEGINNING ON THE WEST LINE OF ROUTE U.S. 69; THENCE N89°56'52"W, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 528.17 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE N00°31'27"E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1328.16 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE S89°54'14"E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1130.15 FEET TO THE WEST LINE OF ROUTE U.S. 69; THENCE S24°50'21"W, ALONG SAID WEST LINE, A DISTANCE OF 1461.94 FEET TO THE POINT OF BEGINNING. CONTAINING 25.27 ACRES, MORE OR LESS.

PLAT DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE TRACTS OF LAND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "RILES ACRES".

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

FLOOD ZONE DESIGNATIONS TAKEN FROM FEMA PANEL 2900860050 C, REVISED APRIL 16, 2003. INDICATES ZONE X.

AREAS LABELED ZONE 1 AND ZONE 2 ARE RIPARIAN BUFFER AREAS. WITHIN ZONES 1 & 2 THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY CLAY COUNTY.

IN TESTIMONY WHEREOF: MARK RILES AND BRENDA RILES, HUSBAND AND WIFE, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2014.

_____ _____
MARK RILES, OWNER BRENDA RILES, OWNER

STATE OF MISSOURI)
S.S.
COUNTY OF CLAY)

ON THIS _____ DAY OF _____, IN THE YEAR 2014, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE. PERSONALLY APPEARED MARK RILES AND BRENDA RILES, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE SAME, WHO SIGNED AND ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE YEAR AND DATE LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES:_____ NOTARY PUBLIC_____

THIS FINAL PLAT RILE'S ACRES HAS BEEN SUBMITTED TO AND APPROVED BY CLAY COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2012.

COUNSELOR_____ CHAIRMAN_____ DIRECTOR_____

THESE EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE COUNTY GOVERNING BODY OF CLAY COUNTY, MISSOURI, THIS _____ DAY OF _____, 2014. RESOLUTION # _____.

ATTEST:

COUNTY CLERK_____ PRESIDING COMMISSIONER_____

WESTERN DISTRICT COMMISSIONER_____ EASTERN DISTRICT COMMISSIONER_____

THIS SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE BY STEWART TITLE GUARANTY COMPANY FILE NO. 01109-18343, DATED JANUARY 30, 2014.

DESCRIPTION PROVIDED
ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 53, RANGE 30, LYING WEST OF U.S. HIGHWAY 69, IN CLAY COUNTY, MISSOURI, SUBJECT TO THAT PART IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHT-OF-WAYS.

ITEMS 4, 5 AND 6 FROM SCHEDULE B PART II
4. EASEMENT FOR HIGHWAY PURPOSES GRANTED TO THE STATE OF MISSOURI AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT NO. G59176 IN BOOK 1956 AT PAGE 138. SHOWN HEREON.
5. RIGHT OF WAY EASEMENT GRANTED TO PLATTE-CLAY ELECTRIC COOPERATIVE, INC., AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT NO. P85042 IN BOOK 3107 AT PAGE 153. SHOWN HEREON.
6. WATER LINE EASEMENT GRANTED TO PUBLIC WATER SUPPLY DISTRICT NO. 1, AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT NO. C19326 IN BOOK 969 AT PAGE 480. SURVEYOR'S NOTE: DOCUMENT DESCRIBES A 30 FEET WIDE EASEMENT CENTERED ON THE LINE AS INSTALLED. THIS EASEMENT IS NOT SHOWN HEREON.

SURVEYORS CERTIFICATION:
I HEREBY CERTIFY THAT THE FINAL PLAT RILES ACRES, A SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. TYPE SUBURBAN. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THIS SURVEY WAS PERFORMED IN THE FIELD BETWEEN JULY 23 AND AUGUST 7, 2014.

© McLaughlin Mueller, Inc. 2014

Project No. 14043

Sht. No. 1

No.	Revision	By	Date

McLaughlin Mueller, Inc.
PROFESSIONAL LAND SURVEYORS
218 WEST MILL STREET
LIBERTY, MO 64068
PHONE 816-407-0002 FAX 816-407-0003
Corporation LS 1999141096

Designed By: MAM
Drawn By: MTW
Checked By: MAM
Approved By: MAM
Date: AUGUST 8, 2014

RILES ACRES
SECTION 26-T53N-R30W
CLAY COUNTY, MISSOURI

BY MCLAUGHLIN MUELLER, INC.

THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

MARTIN MUELLER, PLS 2487

14043grnd.dwg