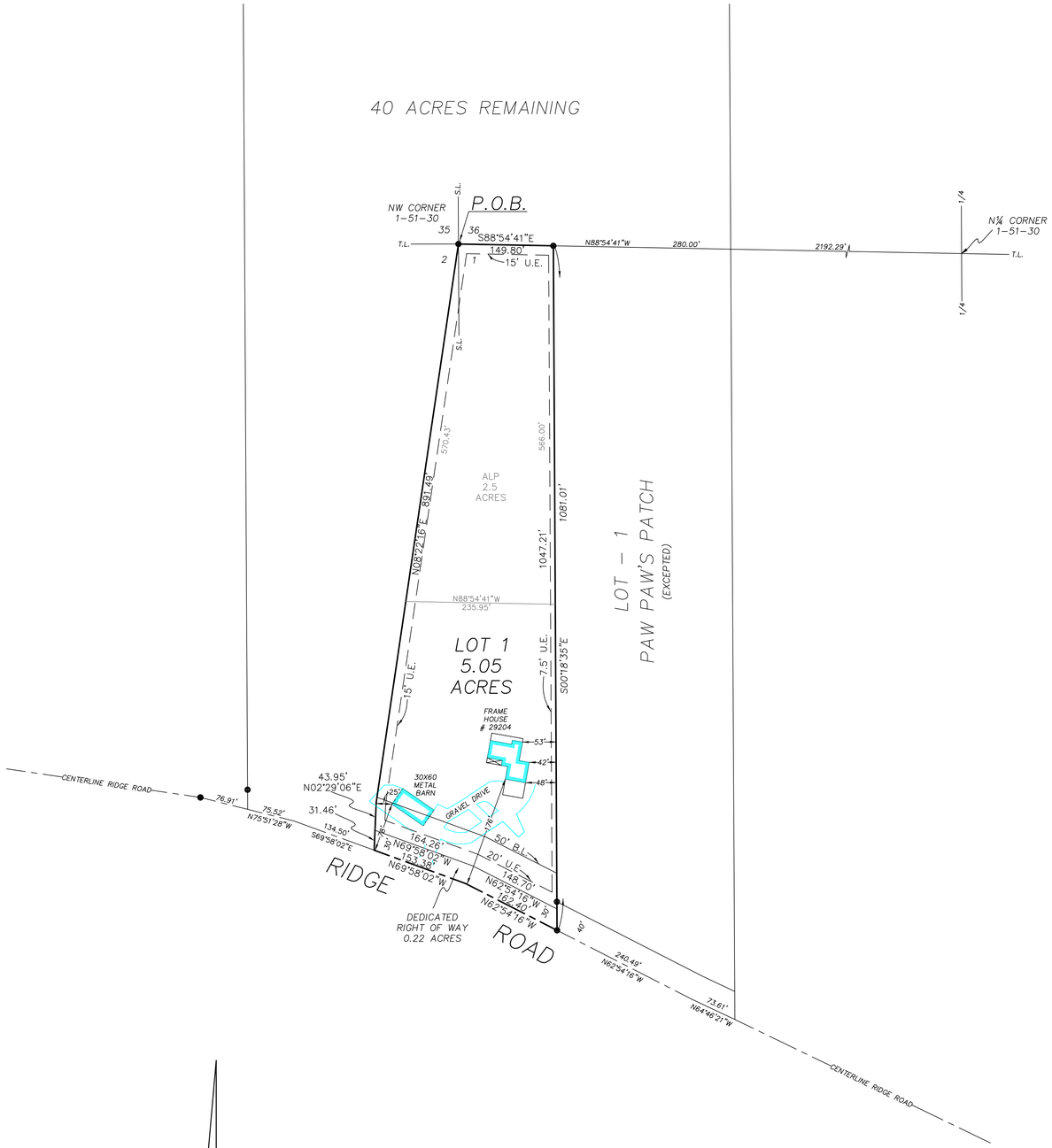
JAVA HILL

PRELIMINARY PLAT



Description of Subdivision:

Those portions of Section 1 and Section 2 in Township 52 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as a whole as follows: Beginning at the NW corner of said Section 1; thence S88°54'41"E, along the north line of said Section 1, a distance of 149.80 feet to the NW corner of Lot 1 of Paw Paw's Patch; thence S00°18'35"E, along the west line of said Lot 1, a distance of 1081.01 feet to the centerline of Ridge Road; thence N62°54'16"W, along said centerline, a distance of 162.40 feet; thence N69°58'02"W, along said centerline, a distance of 153.38 feet; thence N02°29'06"E, a distance of 75.41 feet; thence N08°22'16"E, a distance of 891.49 feet to the Point of Beginning. Said portions contain 5.27 acres and are subject to all easements of record.

Description of Lot 1:

Those portions of Section 1 and Section 2 in Township 52 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as a whole as follows: Beginning at the NW corner of said Section 1; thence S88°54'41"E, along the north line of said Section 1, a distance of 149.80 feet to the NW corner of Lot 1 of Paw Paw's Patch; thence S00°18'35"E, along the west line of said Lot 1, a distance of 1047.21 feet to the north Right of Way line of Ridge Road; thence N62°54'16"W, along said Right of Way line, a distance of 148.70 feet; thence N69°58'02"W, along said Right of Way line, a distance of 164.71 feet; thence N02°29'06"E, a distance of 43.95 feet; thence N08°22'16"E, a distance of 891.49 feet to the Point of Beginning. Said portions contain 5.05 acres and are subject to all easements of record. .

Description of ALP:
Those portions of Section 1 and Section 2 in Township 52 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as a whole as follows: Beginning at the NW corner of said Section 1; thence S88°54'41"E, along the north line of said Section 1, a distance of 149.80 feet to the NW corner of Lot 1 of Paw Paw's Patch; thence S00°18'35"E, along the west line of said Lot 1, a distance of 566.00 feet; thence N88°54'41"W a distance of 235.95 feet; thence N08°22'16"E, a distance of 570.43 feet to the Point of Beginning. Said portions contain 2.5 acres.

NOTES:
1. Owner: Daniel J. O'Neill, 29204 Ridge Road, Excelsior Springs, Missouri 64024.
2. Survey accuracy is type RURAL.
3. Bearing System is based on a survey by L.S. 2143, for Dale Gilbreath, dated May 21, 1997.
4. Reference Deed: Book 5901 at Page 132
5. Reference Plat: Paw Paw's Patch Final plat, recorded in Cabinet E, Sleeve 137
6. This parcel is in Flood Hazard Area "X" per FIRM
   Community Panel 2900860095B with an effective date of April 16, 2003.

If this document does not have an embossed seal, 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: Daniel J. O'Neill
Clay County , Misssouri

Date: June 5, 2015

Project #: 15-68A