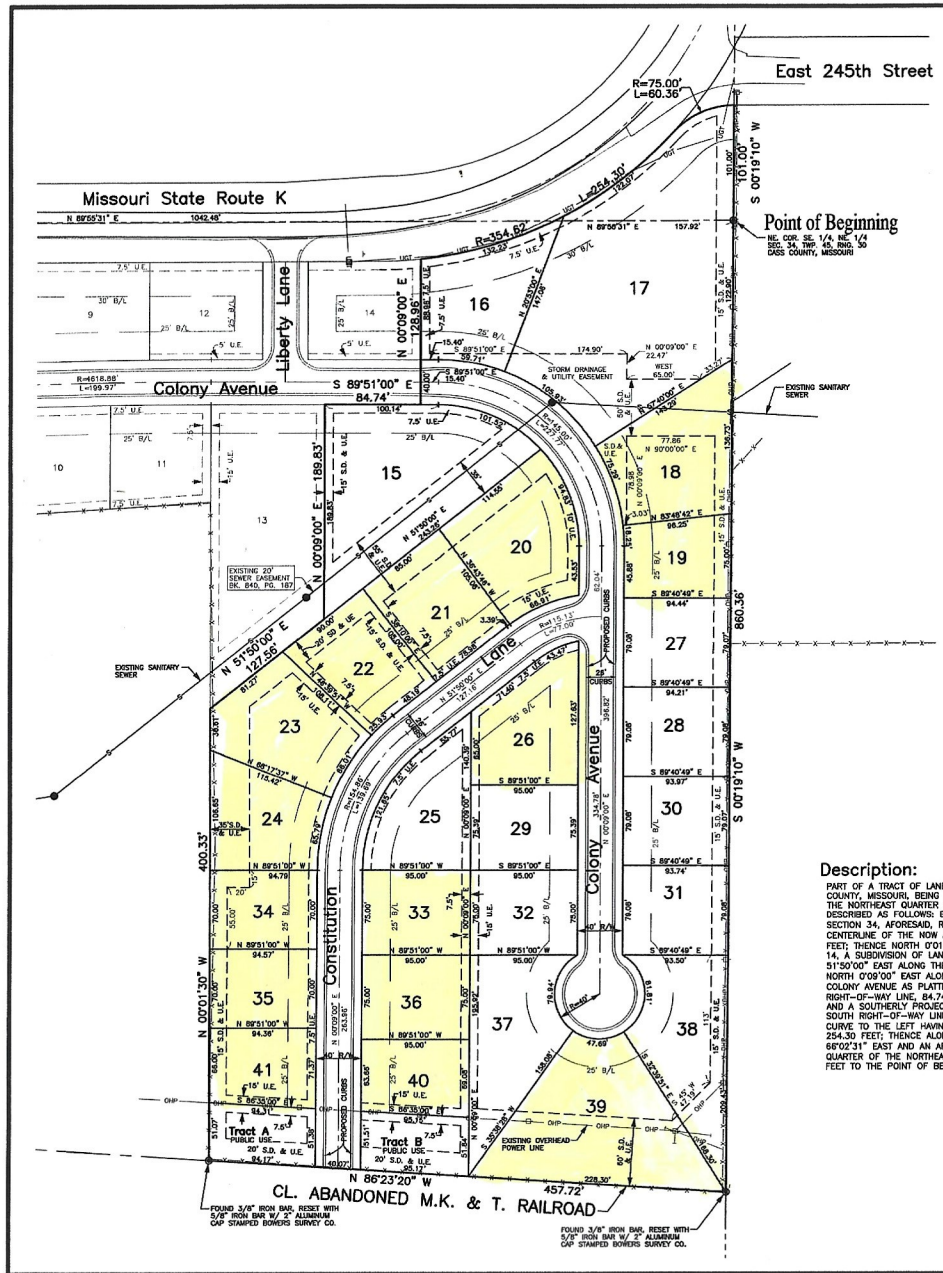


FILED 05/28/05 3:14:41 PM
PLAT BY 00019 PG 0045
RECORDED 07/28/05 10:47:17 AM
CASS COUNTY, MISSOURI, RECORDER OF DEEDS
East County, Missouri
Sandra A. Hegarty
By: *Allen Barnard*

Final Plat of Colony Estates

Lots 15 thru 41 & Tracts A & B

a Subdivision of Land in East Lynne, Cass County, Missouri



Dedication:
THE UNDERSIGNED PROPRIETORS OF THE REAL ESTATE DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "COLONY ESTATES" LOTS 15 THRU 41 AND TRACTS A & B. IT SHALL BE A SURVEY DESCRIPTION OF EACH LOT PLATTED HEREON TO BE DESIGNATED BY THE NUMBER OR TRACT LETTER WHICH APPEARS ON SAID LOT, FOLLOWED BY THE WORDS "COLONY ESTATES".

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF EAST LYNNE, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, WATER, GAS AND SEWER PIPES, POLES, LINES AND ANCHORS AND ALL OR ANY OF THEM UPON THOSE AREAS IN THIS SUBDIVISION OUTLINED ON THIS PLAT AND DESIGNATED BY THE WORDS "UTILITY EASEMENT" (U.E.) OR "STORM DRAINAGE & UTILITY EASEMENT" (S.D. & U.E.).

TRACTS A & B AS SHOWN ON THE FINAL PLAT ARE HEREBY DEDICATED TO THE CITY OF EAST LYNNE FOR PUBLIC USE.

THE USE OF ALL LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO ANY AND ALL RESTRICTIONS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI.

THE STREETS OR ROADS SHOWN ON THIS PLAT AND NOT ALREADY DEDICATED TO THE PUBLIC, ARE HEREBY SO DEDICATED.

Owner's Certificate:
AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED PROPRIETORS HAVE HERETO SET THEIR HANDS THIS 30th DAY OF June, 2005.

Allen Barnard *Jane A. Marshall*

STATE OF Missouri
COUNTY OF Cass
ON THIS 30th DAY OF June, 2005, BEFORE ME PERSONALLY APPEARED Allen Barnard and Jane A. Marshall, KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE (OR THEY) EXECUTED THE SAME AS HIS (OR THEIR) FREE ACT AND DEED.

(SEAL)

Description:
PART OF A TRACT OF LAND DESCRIBED IN BOOK 2086, PAGE 179 IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 45, RANGE 30, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, AFORESAID, RUN THENCE SOUTH 0°19'10" WEST ALONG THE EAST LINE THEREOF, 860.36 FEET TO A POINT ON THE CENTERLINE OF THE NOW ABANDONED M.K. & T. RAILROAD; THENCE NORTH 86°23'20" WEST ALONG SAID CENTERLINE, 457.72 FEET; THENCE NORTH 0°01'30" WEST, 400.53 FEET TO THE SOUTHWEST CORNER OF LOT 13 IN SAID COLONY ESTATES, LOTS 1 THRU 14, A SUBDIVISION OF LAND IN THE CITY OF EAST LYNNE, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED; THENCE NORTH 51°50'00" EAST ALONG THE SOUTH LINE OF SAID LOT 13, 127.56 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 0°09'00" EAST ALONG THE EAST LINE OF SAID LOT 13, 189.83 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COLONY AVENUE AS PLATTED IN SAID COLONY ESTATES LOTS 1 THRU 14; THENCE SOUTH 89°51'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 84.74 FEET; THENCE NORTH 0°09'00" EAST ALONG THE EAST LINE OF LOT 14 IN SAID COLONY ESTATES AND A SOUTHERLY PROJECTION THEREOF, 128.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 14, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE K AS NOW LOCATED; THENCE ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 354.82 FEET, A CHORD BEARING OF NORTH 83°15'00" EAST AND AN ARC LENGTH OF 254.30 FEET; THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING OF NORTH 86°02'31" EAST AND AN ARC LENGTH OF 60.36 FEET TO A POINT ON THE EAST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 0°19'10" WEST ALONG SAID EAST LINE, 101.00 FEET TO THE POINT OF BEGINNING, CONTAINS 7.84 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS.

Notary Public:
CASSIE W. LORRY
Notary Public - Missouri
STATE OF MISSOURI
Cass County
My Commission Expires 04/26/2007

Notary Public:
CARRIE M. LOONEY
Notary Public - Missouri
STATE OF MISSOURI
Cass County
My Commission Expires 04/26/2007

APPROVED: THE CITY PLANNING COMMISSION OF EAST LYNNE, MISSOURI.
SIGNED: *Allen Barnard* CHAIRMAN
DATE: 6/23/05

APPROVED: THE CITY COUNCIL OF EAST LYNNE, MISSOURI.
SIGNED: *J. David Matton* MAYOR
DATE: June 29, 2005
ATTEST: *Allen Barnard* CITY CLERK

REVISED 6/20/05 AS PER CITY COMMENTS.

THE UNDERSIGNED RECORDER OF DEEDS AND SHERIFF HEREBY STATE THAT THE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER HIS DIRECT SUPERVISION AND SUBDIVIDED AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT SURVEYING STANDARDS FOR PROPERTY SURVEYING PRACTICES. HE FURTHER STATES THAT HE HAS COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE.

FOR: ALLEN BARNARD HARRISONVILLE, MISSOURI

BOWERS SURVEY COMPANY
ESTABLISHED 1882
110 SOUTH INDEPENDENCE P.O. BOX 71
HARRISONVILLE, MISSOURI 64701
PHONE (816) 380-4031
FAX (816) 380-4035

SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
34	45	30	CASS	MISSOURI	2/28/05	18401-05

DRAWING NO. 18401P.DWG DRAWN BY: GB CHECKED BY: JERRELL T. BOWERS MO DS 1733