SEP 7 1988

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STATE OF MO.
CLAY COUNTY

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BOOK 23 PAGE 104
LARRY R. SOBERLY
RECORDER OF DEEDS
By Lorna Edwards
Deputy

NORTH HILLS SECOND PLAT

A TRACT OF LAND IN S.W. 1/4
SEC. 14 TOWNSHIP-53-NORTH, RANGE-33-WEST
SMITHVILLE, CLAY CO., MISSOURI

DESCRIPTION: A Subdivision of all that part of the Southwest Quarter of Section 14, Township 53 North, Range 33 West, in the City of Smithville, Clay County, Missouri described as follows: Commencing at the Southwest corner of said Section 14; thence S 89°59'57" E along the South line of the Southwest Quarter of Section 14, 119.0 feet to a point on the Easterly line of the Right-of-Way of U. S. Highway 169; thence N 0°25'32" W along said Easterly Right-of-Way line a distance of 242.0 feet to the Southwest corner of Lot [illegible], WOODLAND HEIGHTS BLOCK SEVEN, a Subdivision of land in the City of Smithville, Clay County, Missouri; thence S 89°59'56" E along the South line of Lot One (1), 146.05 feet to the Southeast corner of said Lot One (1), said point being the TRUE POINT OF BEGINNING; thence Northerly along the Easterly line of said WOODLAND HEIGHTS BLOCK SEVEN and along a curve to the right having a radius of 1321.00 feet, an arc distance of 342.54 feet chord bearing N 8°30'48" W; thence N 1°42'21" E along the Easterly line of said WOODLAND HEIGHTS BLOCK SEVEN, a distance of 64.43 feet; thence S 88°17'39" E, a distance of 130.0 feet; thence N 1°42'21" E, a distance of 27.40 feet; thence S 88°17'39" E, a distance of 180.0 feet; thence S 1°42'21" W, a distance of 150.58 feet; thence S 24°51'14" E, a distance of [illegible] feet to the Northeasterly corner of Lot Nine (9), NORTH HILLS, a Subdivision of land in the City of Smithville, Clay County, Missouri; thence S 73°11'05" W along the Northerly line of said Lot Nine (9), a distance of 63.84 feet to the Northwesterly corner of said Lot Nine (9); thence S 77°30'00" W along the Northerly line of Lots Ten (10) and Eleven (11) of said NORTH HILLS, a distance of 310.11 feet to the POINT OF BEGINNING.
The above described tract of land contains 2.945 acres more or less.

DEDICATION: The undersigned proprietor of the real estate described hereon has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "NORTH HILLS SECOND PLAT".

EASEMENTS: An easement or license is herein granted to the City of Smithville, Missouri to locate, construct and maintain or to authorize the location, construction, maintenance and use of conduits for all and any purpose: water, gas, sanitary and storm sewers, poles and wires on all or any of them over, under and along the strips of land outlined on this plat and designated by the words "Utility Easement" or "U/E", and drainage along the strips outlined on this plat and designated by the words "Drainage Easement" or "D.E.".

STREETS: Streets or roads shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on this plat and no building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF: Kindred Investment Co. proprietors of the above described tract of land has caused these presents to be signed by its officers this 31 day of December, 1987.

KINDRED INVESTMENT COMPANY

Charles A. Kindred — President
William F. Kindred — Secretary

STATE OF MISSOURI }
COUNTY OF CLAY } SS

On this day 31 of December, 1987, before me appeared Charles A. Kindred to me personally known who being by me duly sworn did say that he is President of Kindred Investment Company and that the seal affixed to this instrument is the corporate seal of said Kindred Investment Company and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that said Charles A. Kindred acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in said county and state the day and year last above written.

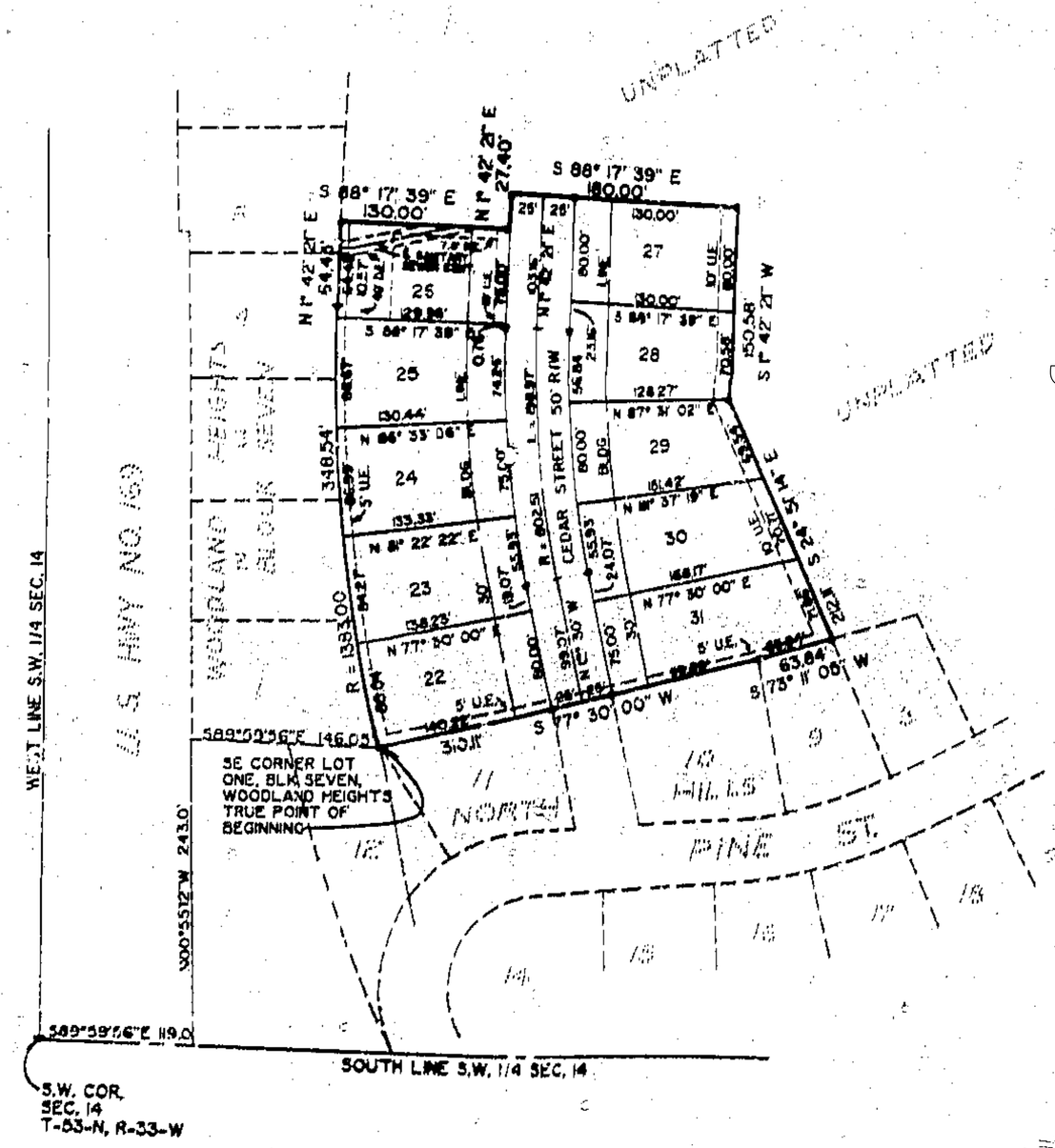
My Commission Expires: 10-16-90 — Sandra S. Hugo, Notary Public

This is to certify that the foregoing plat of NORTH HILLS SECOND PLAT has been approved and streets and easements shown hereon have been accepted by Ordinance No. _____ of the City of Smithville, Missouri.

Mayor — City Clerk

SURVEYOR'S CERTIFICATE: I hereby certify that this plat was made by me or under my direct supervision in accordance with the current minimum standards for property boundary surveys of the State Land Survey Authority and that I am a duly registered Land Surveyor under the laws of the State of Missouri.

R. Gene Buzzard
R. Gene Buzzard, MO L.S. 1463
Date: Dec. 23, 1987, File # PS87-PF1135



Declaration of Restrictions
G18179 filed 9-7-88
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10/19/89 SMA
Plat Bk 23

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CONSULTING ENGINEERS AND
LAND SURVEYORS
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http://www.ClayCoGov.com
Clay County Missouri Land Survey Document