Clay County, Missouri
Land Survey Document

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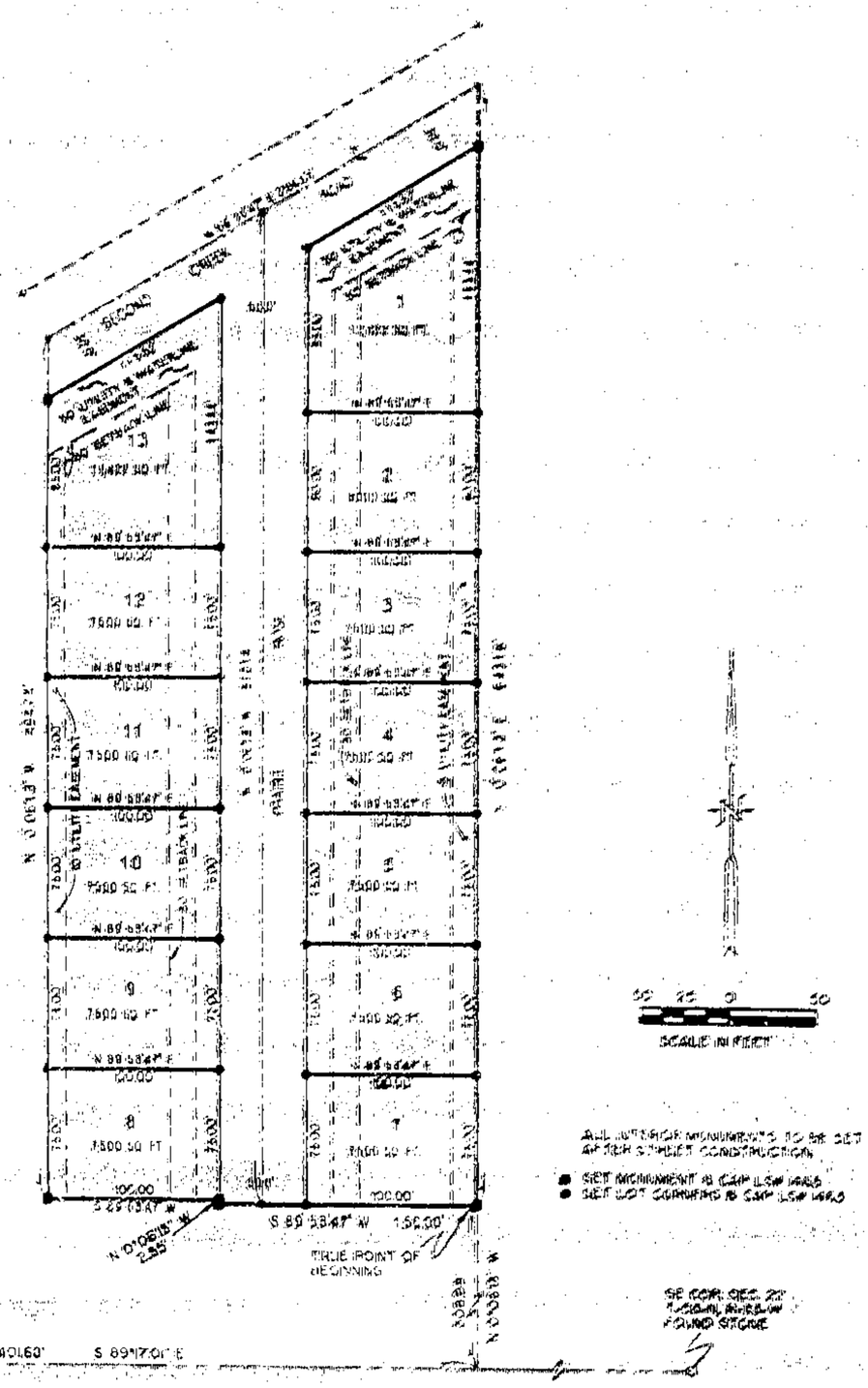
C 94444

MAY 29 - 1991

CEDAR LAKE ESTATES

A SUBDIVISION OF A TRACT OF LAND IN THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 22 THAT IS EAST OF THE OLD STATE BOUNDARY LINE TOWNSHIP-53-NORTH, RANGE-33-WEST SMITHVILLE, CLAY COUNTY, MISSOURI



LEGAL DESCRIPTION:

A Tract of Land in the Southwest Quarter of Fractional Section 22, that is East of the old state line in Township 53 North, Range 33 West in Smithville, Clay County, Missouri, described as follows: Beginning at the Southwest corner of the Southwest Quarter Fractional Section 22, that is East of the old state line, in Township 53 North, Range 33 West; Thence S 89° 17' 01" E, along the South Line of the said Southwest Quarter, 1401.60 feet; Thence N 0° 00' 13" W, 300.00 feet to the TRUE POINT OF BEGINNING; Thence S 89° 17' 01" W, 250.00 feet; Thence N 0° 00' 13" W, 2.35 feet; Thence S 89° 58' 47" W, 100.00 feet; Thence N 0° 00' 13" W, 404.74 feet to the Center Line of a County Road; Thence N 89° 35' 47" E, along said Center Line, 489.55 feet; Thence S 0° 00' 13" E, 643.15 feet to the TRUE POINT OF BEGINNING subject to all public roads, easements, reservations, restrictions and covenants, if any, on of record.

CEDAR LAKE ESTATES

The streets and other public ground shown on this plat, and not heretofore dedicated to public use, are hereby dedicated. In consideration of acceptance of this plat and dedication the owner does hereby waive any claims for damages to any of the above described property by reason of the future grading of the streets in this plat to such grades may be established by the City Engineer of the City of Smithville, Missouri, at the time of approval of this plat or at any time thereafter. This waiver shall be binding upon the owner, their heirs, successors and grantees. An easement or license is hereby granted to the City of Smithville, Missouri to locate, construct and maintain or authorize the location, construction and maintenance of conduits, water, gas and sewer pipe, poles, wires and surface drainage or any, or all of them, over, under, along and upon the strips marked "U.E." or "UTILITY EASEMENT" and that the planting of any trees or shrubbery, or the placing of other improvements on said easements will be done at the risk of subsequent damage thereto, without compensation therefore.

IN TESTIMONY WHEREOF, Bennie G. and Emma Rebecca Wright, Husband and Wife being the sole owners of the above described tract have caused these presents to be signed this 9th day of April, 1991.

Bennie G. Wright, Husband — Emma Rebecca Wright, Wife

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

Be it remembered that on this 9th day of April, 1991, before me, a Notary Public in and for said County and State, came Bennie G. and Emma Rebecca Wright, 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 last above written.

Notary Public — My Commission Expires July 4, 1993

This plat of "CEDAR LAKE ESTATES" has been submitted to and approved by the Planning Commission this 9th day of April, 1991.

Chairman — Secretary

The dedications shown on this plat have been accepted by the City Commission of the City of Smithville, Missouri, this 9th day of April, 1991.

Mayor — City Clerk

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

This is to certify that this instrument was filed for record in the Recorder of Deeds Office on the ____ day of ____, 1991, in Book ____, Page ____ of ____ Plat Records.

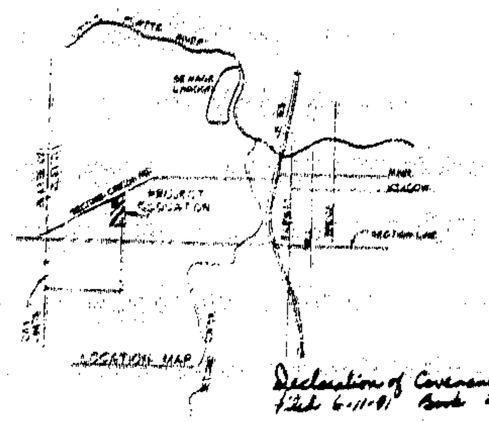
Recorder of Deeds

SURVEYORS 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.

Gene Hazzard, L.S. 1401
March 25, 1991 File No. 1991-01-SUBDIVISION

R. GENE HAZZARD NUMBER LS-1401



Declaration of Covenants & Restrictions C 07899
Filed 6-11-91 Book 2039 Page 666

PREPARED FOR: BENNIE G. WRIGHT CONST. CO.
RT. 1 BOX 28
SMITHVILLE, MO 64089

Gene Hazzard & Associates Inc.
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