Clay County, Missouri
Land Survey Document

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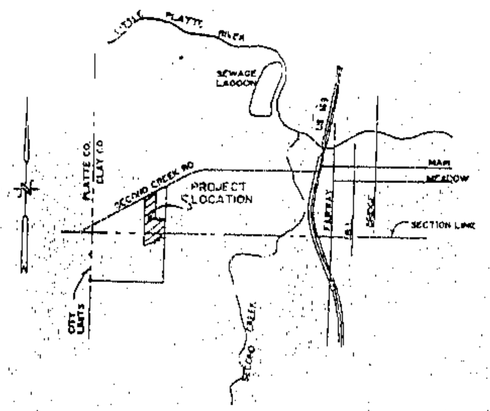
L 34258

CEDAR LAKE ESTATES II

A SUBDIVISION OF A TRACT OF LAND IN THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 22 & NORTHWEST QUARTER OF FRACTIONAL SECTION 27 THAT IS EAST OF THE OLD STATE BOUNDARY LINE TOWNSHIP-53-NORTH, RANGE-33-WEST SMITHVILLE, CLAY COUNTY, MISSOURI



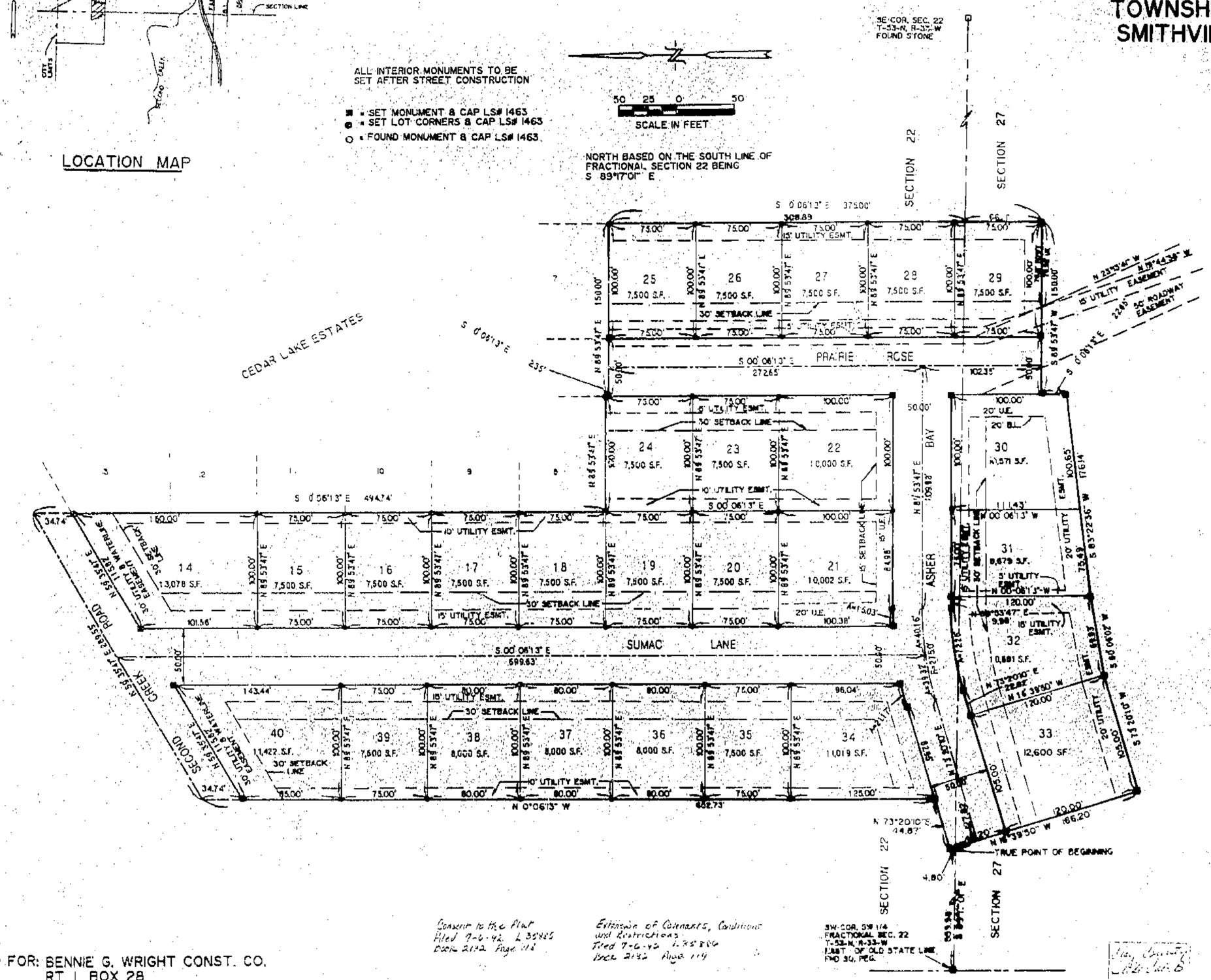
LOCATION MAP

ALL INTERIOR MONUMENTS TO BE SET AFTER STREET CONSTRUCTION

■ = SET MONUMENT & CAP LS# 1463
● = SET LOT CORNERS & CAP LS# 1463
○ = FOUND MONUMENT & CAP LS# 1463

SCALE IN FEET

NORTH BASED ON THE SOUTH LINE OF FRACTIONAL SECTION 22 BEING S 89°17'01" E



LEGAL DESCRIPTION: A tract of land in the Northwest Quarter of Fractional Section 27, and in the Southwest Quarter of Fractional Section 22, all of which is East of the Old State Line in Township 53 North, Range 33 West, Clay County, Missouri, described as follows: Commencing at the Southwest corner of said Fractional Section 22 that is on the East side of the Old State Line; Thence S 89° 17' 01" E, along the South line of said Fractional Section 22, 859.98 feet to the TRUE POINT OF BEGINNING; Thence N 16° 39' 50" W, 4.80 feet; Thence N 73° 20' 10" E, 44.87 feet; Thence N 00° 05' 13" W, 652.73 feet to the center line of a county road; Thence N 59° 35' 47" E, along said center line, 289.55 feet to the Northwest corner of CEDAR LAKE ESTATES; Thence S 00° 06' 13" E along the West line of CEDAR LAKE ESTATES, 494.74 feet to the Southwest corner of CEDAR LAKE ESTATES; Thence N 89° 53' 47" E, along the South line of CEDAR LAKE ESTATES, 100.00 feet; Thence S 00° 06' 13" E, continuing along said South line, 2.35 feet; Thence N 89° 53' 47" E, continuing along said South line, 150.00 feet to the Southeast corner of CEDAR LAKE ESTATES; Thence S 00° 06' 13" E, 308.89 feet to the South line of the Southwest Quarter of said Fractional Section 22 and the North line of said Fractional Section 27; Thence continuing S 00° 06' 13" E, 66.11 feet; Thence S 89° 53' 47" W, 150.00 feet; Thence S 00° 06' 13" E, 22.65 feet; Thence S 83° 22' 35" W, 176.14 feet; Thence S 80° 06' 02" W, 89.93 feet; Thence S 73° 20' 10" W, 105.00 feet; Thence N 16° 39' 50" W, 166.20 feet to the TRUE POINT OF BEGINNING, containing 7.18 acres, more or less, and being subject to all public roads, easements, reservations, restrictions and covenants, if any, now of record.

DEDICATION: Bennie G. and Emma Rebecca Wright, Husband and Wife declare that they are the sole owners of the above described tract of land and have caused the same to be divided into streets and lots of the sizes, dimensions and locations shown on this plat which was drawn by their authority and under their direction, said plat shall hereafter be known as:

"CEDAR LAKE ESTATES II"

The streets and other public right-of-way 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 as may be established by the City Commission 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 through the strips marked "U.E." or "UTILITY EASEMENT" or "UTILITY ESMT." 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 December, 1991.

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

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

Be it remembered that on this 9 day of December, 1991, before me, a Notary Public in and for the said County and State, come 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: Dec. 7, 1993

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

Chairman — Secretary

The dedications shown on this plat have been accepted by the City Commission of the City of Smithville, Missouri, this 14 day of January, 1992.

Mayor — City Clerk

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

This is to certify that this instrument was filed for record in the Register of Deeds Office on the _____ day of _____, 1991. In Book _____, Page _____ at _____ PM/AM O'Clock.

Deputy — Register 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.

By: Gene Buzzard
Gene Buzzard PE, PLS, #1463
November 6, 1991 Job No. 1191-737PSFR
M.P. 340
J.C.

Gene Buzzard & Associates Inc.
ENGINEERS & LAND SURVEYORS
802 N. 23rd • ST. JOSEPH, 64506
816-364-3551

Consent to the Plat
Filed 7-6-92 L 35985
Book 2192 Page 112

Extension of Covenants, Conditions and Restrictions
Filed 7-6-92 L 35986
Book 2192 Page 114

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

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