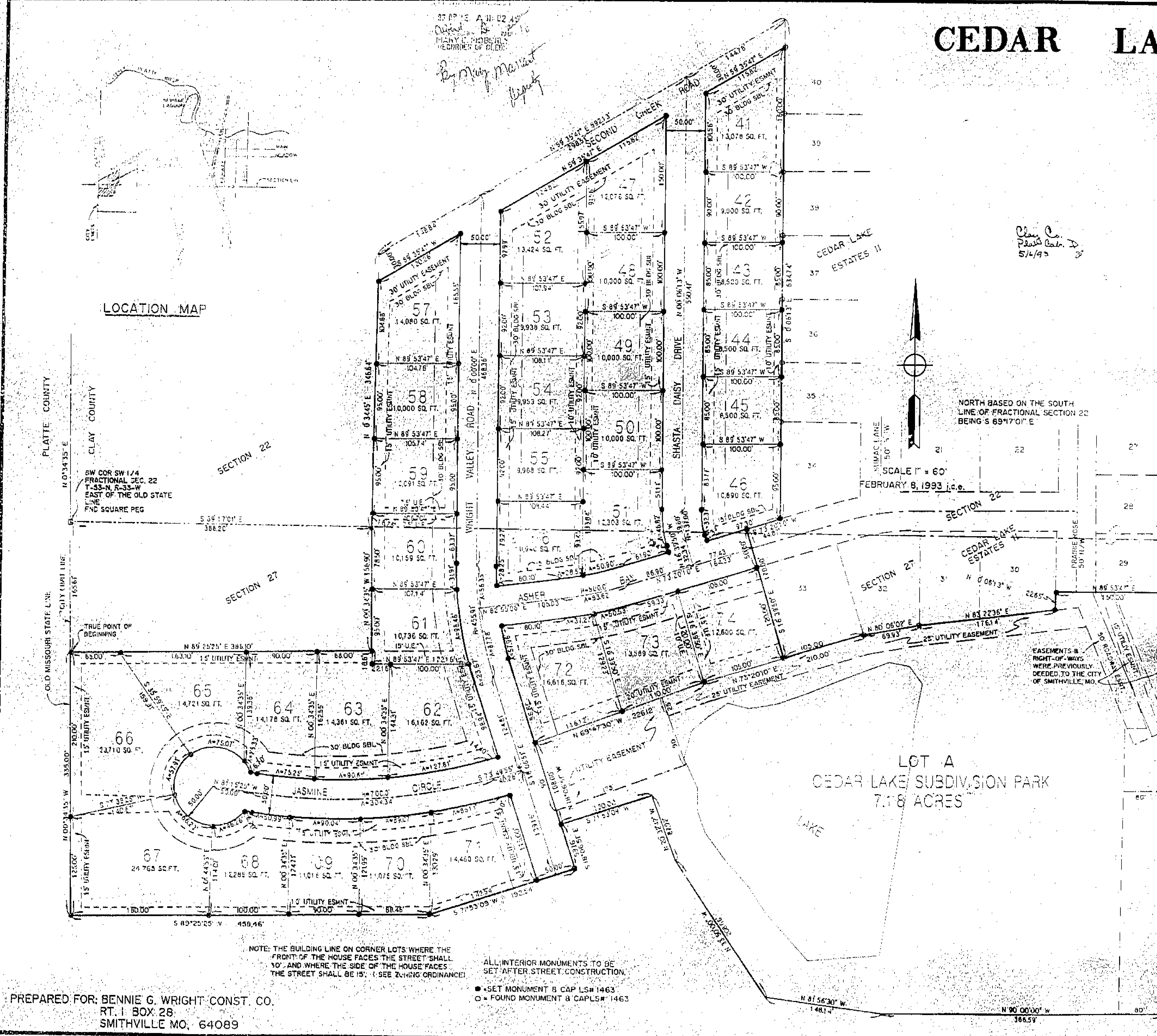
Clay County, Missouri
Land Survey Document

CEDAR LAKE ESTATES III



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

DESCRIPTION: A tract of land in the Southwest Quarter of Fractional Section 2[illegible] and the Northwest Quarter of Fractional Section 27, East of the old state line in Township [illegible] North, Range 33 West, Smithville, Clay County, Missouri described as: Beginning at the Southwest Corner of the Southwest Quarter of Fractional Section 22, that is East of the old state line; Thence S 0° 34' 35" E, along the Clay County line, 165.61 Feet, to the TRUE POINT OF BEGINNING; Thence N 89° 25' 25" E, 386.1 Feet; Thence N 0° 34' 35" W, parallel with the West Clay County line, 156.90 Feet to the North line of said Fractional Section 27 and the South line of said Fractional Section 22; Thence N 0° 34' 45" E, parallel with the West Clay County line, 346.64 Feet to the Centerline of a county road; Thence N 59° 35' 47" E, along said Centerline, 592.13 Feet to the Northwest Corner of CEDAR LAKE ESTATES II; Thence S 0° 06' 13" E, along the West line of CEDAR LAKE ESTATES II, 634.74 Feet to the North Right-of-Way line of Asher Bay; Thence S 73° 20' 10" W, along said Right-of-Way line, 44.87 Feet; Thence S 16° 39' 50" E, 170.0 Feet, to the Southwest Corner of CEDAR LAKE ESTATES II; Thence N 73° 20' 10" E, along the South line of CEDAR LAKE ESTATES II, 105.0 Feet; Thence N 80° 06' 02" E, along said South line, 69.93 Feet; Thence N 83° 22' 36" E, along said South line, 176.14 Feet; Thence N 0° 06' 13" W, along said South line, 97.65 Feet; Thence N 89° 53' 47" E, along said South line, 150.0 Feet to the West line of a tract of land conveyed to Willard D. Woods, Trustee by Deed recorded in Book 1459 at Page 398 in the office of the Recorder of Deeds of Clay County, Missouri; Thence S 0° 04' 44" E, along said West line, 535.35 Feet; Thence N 90° 00' W, 366.59 Feet; Thence N 81° 56' 30" W, 148.14 Feet; Thence N 34° 50' 00" W, 208.66 Feet; Thence N 20° 32' 42" W, 87.92 Feet; Thence S 71° 53' 09" W, 120.0 Feet; Thence S 18° 06' 51" E, 59.16 Feet; Thence S 71° 53' 09" W, 192.54 Feet; Thence S 89° 25' 25" W, 458.46 Feet to the West line of Clay County; Thence N 0° 34' 35" W, along the West line of Clay County, 335.0 Feet to the TRUE POINT OF BEGINNING, containing 19.81 Acres, more or less. Subject to all public roads, easements, reservations, restrictions, covenants and conditions, 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 street 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 III

The streets and other public right-of-ways shown on this plat, and not heretofore dedicated to public use, are hereby dedicated. The Lot marked as Cedar Lake Subdivision Park and designated as Lot "A", are hereby dedicated to the City of Smithville, Missouri for use of the owners of the lots in the subdivision of Cedar Lake Estates as park areas, play area, etc., subject to the restrictions, rules and regulations established from time to time by the City of Smithville, Missouri. 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 parks and streets in this plat to such grades that 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.", "UTILITY EASEMENT" or "UTILITY ESMNT" and that the planting of any trees or shubbery, or the placing of other improvements on said easements will be done at the risk of subsequent damage thereto without compensation thereof.

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 and sealed this 5 day of April, 1993.

Bennie G. Wright-Husband

Emma Rebecca Wright-Wife

STATE OF MISSOURI)
SS
COUNTY OF CLAY)

IN WITNESS WHEREOF:
Be it remembered that on this 5 day of April, 19[illegible] before me, a Notary Public in and for said County and State, came Bennie G. & 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. [illegible] set my hand and affixed my Notarial Seal the day and year last above written.

Notary Public — My Commission Expires [illegible]

This plat of "CEDAR LAKE ESTATES III" has been submitted to and approved by the Planning Commission this 2 day of February 1993.

Chairman — Secretary

The dedications shown on this plat have been accepted by the City Commission of the City of Smithville, Missouri, th[illegible] day of March, 1993.

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 ______ 1993. 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: R. Gene Buzzard MO R.L.S. #1463
February 8, 1993 File No. 015-93
j.c.e.

Gene Buzzard & Associates Inc.
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PHONE 816-364-3551 FAX 816-364-6548

http://www.ClayCoGov.com