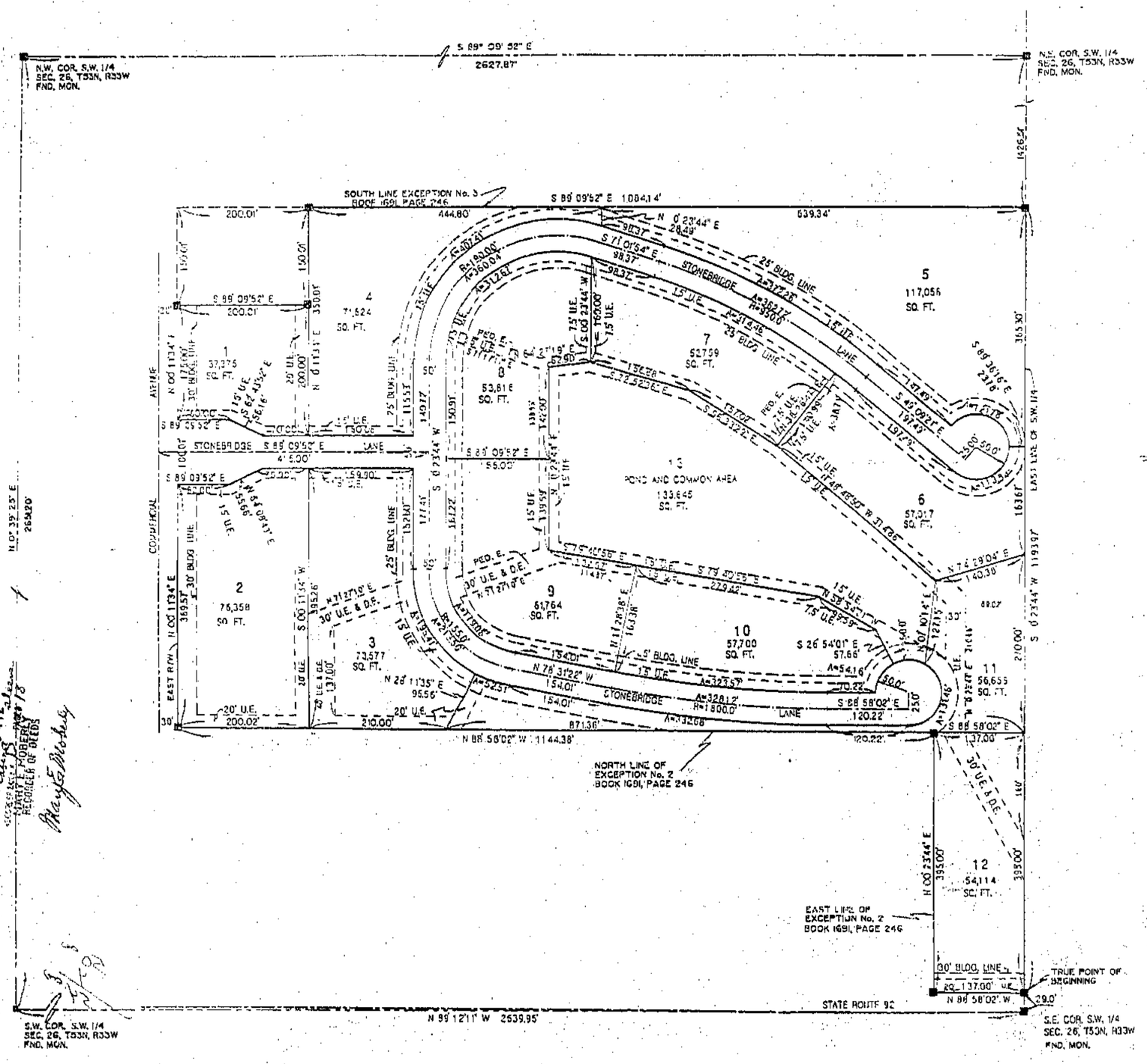
Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

L 71554

STONEBRIDGE

A SUBDIVISION OF A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 53 NORTH, RANGE 33 WEST SMITHVILLE, CLAY COUNTY, MISSOURI



PREPARED FOR: SMITHVILLE INVESTMENT AND DEVELOPMENT CO.
A MISSOURI CORPORATION
C/O GARY MARTIN
P.O. BOX 1093
PLATTE CITY, MISSOURI 64079
1-816-532-4535

PART OF A RECORD DESCRIPTION RECORDED IN BOOK 1691 AT PAGE 246 IN THE RECORDER OF DEEDS OF CLAY COUNTY MISSOURI, described as follows:

A tract of land in the East One-Half of the Southwest Quarter of Section 26, Township 53 North, Range 33 West, Smithville, Clay County, Missouri more particularly described as follows: Beginning at the Southeast Corner of the Southwest Quarter of said Section 26, Township 53 North, Range 33 West; Thence N 00° 23' 44" E, along the East Line of said Quarter, 29.0 Feet to the North Right-of-Way Line of Missouri State Route 92 and the TRUE POINT OF BEGINNING; Thence N 88° 58' 02" W, along the North Right-of-Way Line of said Missouri State Route 92, 137.00 Feet to a point on the East Line of a tract described in Exception No. 2, recorded in Book 1691 at Page 246 in said Recorders Office of Clay County Missouri; Thence N 00° 23' 44" E along said East Line 395.00 Feet to a point on the North Line of said Exception No. 2; Thence N 88° 58' 02" W along said North Line of Exception No. 2, 114.38 Feet to a point on the East Right-of-Way Line of Commercial Street; Thence N 00° 11' 34" E along the East Right-of-Way Line of Commercial Street 644.58 Feet; Thence leaving said East Right-of-Way Line S 89° 09' 52" E, 200.01 Feet; Thence N 00° 11' 34" E, 150.01 Feet to a point on the South Line of Exception No. 3, recorded in Book 1691 at Page 246 in said Recorders Office; Thence S 89° 09' 52" E along said South Line and parallel with the North Line of said Quarter 1084.14 Feet to a point on the East Line of said Quarter; Thence S 00° 23' 44" W along said East Line of the Quarter 1193.97 Feet to the TRUE POINT OF BEGINNING, containing 24.02 Acres, more or less and being subject to all public roads, easements, reservations, restrictions, covenants and conditions, if any now of record.

ALL INTERIOR MONUMENTS TO BE SET AFTER CONSTRUCTION.

■= SET MONUMENTS CAP L.S. # 1463

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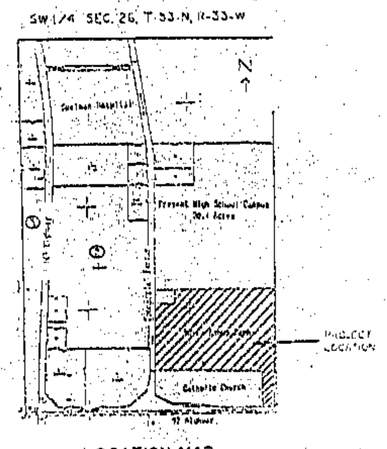
NORTH BASED ON THE SOUTH LINE OF THE S.W. 1/4 BEING N 89°12' 11" W



LOCATION MAP

DEDICATION: The undersigned owner declares that they are the sole owner 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:

STONEBRIDGE

The streets and other public right-of-ways 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 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, sewer pipes, poles, wires and surface drainage or any, or all of them, over, under, along and through the strips marked "U.E.", "UTILITY EASEMENT" and/or "D.E.", "DRAINAGE EASEMENT", and/or PED. E.", "PEDESTRIAN 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 thereof.

IN TESTIMONY WHEREOF: Smithville Investment and Development Co., a Missouri Corporation, being the sole owner of the above described tract have caused these presents to be signed and sealed this 3rd day of May, 1993.

Werner R. Seldo, President — Connie Kastings, Secretary

STATE OF MISSOURI)
) SS
COUNTY OF ~~Clay~~ Platte)

IN WITNESS WHEREOF:
Be it remembered that on this 3rd day of May, 1993, before me, a Notary Public in and for said County and State, appeared Werner R. Seldo, to me personally known, who being by me duly sworn, did say that he is the President of Smithville Investment and Development Co., a Missouri Corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and acknowledged that they executed the same as their own free act and deed. I have hereunto set my hand and affixed my Notarial Seal the day and year last above written.

By: Michele Barnes Notary Public — My Commission Expires [illegible]

This plat of "STONEBRIDGE" has been submitted to and approved by the Planning Commission this 6 day of April, 1993.

Chairman — Secretary

The dedications shown on this plat have been accepted by the City Commission of the City of Smithville, Missouri, this 13 day of April, 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
R. Gene Buzzard MO P.L.S. #1463
March 23, 1993 File No. 003-93PSFF-A
G.P.

Gene Buzzard & Associates Inc.
ENGINEERS & LAND SURVEYORS
2101 S. BELT HWY. ST. JOSEPH, MO 64507
PHONE 816-364-3551 FAX 816-364-6548

SHEET 2 OF 10