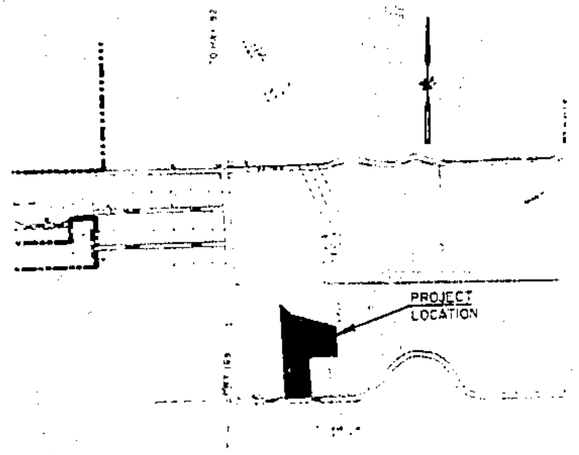
Clay County, Missouri
Land Survey Document

WOODS COURT PLAT I

A MAJOR SUBDIVISION OF
A TRACT OF LAND IN THE NORTHWEST QUARTER OF
SECTION 2, TOWNSHIP 52 NORTH, RANGE 33 WEST
CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI



LOCATION MAP

Description: A tract of land in the South Half of the Northwest Quarter of Section 2, Township 52 North, Range 33 West, Clay County, Missouri, lying East of U.S. Highway 169, described as: Beginning at a point on the South line of the Northwest Quarter of said Section 2, that is S 89° 32' 48" E, 696.78 Feet from the Southwest Corner of the Northwest Quarter of said Section 2; Thence N 2° 01' 46" W, 1056.41 Feet; Thence S 48° 58' 51" E, 190.96 Feet; Thence S 76° 50' 25" E, 519.16 Feet; Thence S 2° 20' 59" E, 306.13 Feet; Thence S 87° 39' 01" W, 359.81 Feet; Thence S 2° 01' 46" E, 495.66 Feet to the South line of the Northwest Quarter of said Section 2; Thence N 89° 32' 48" W, along said South line, 272.73 Feet to the Point of Beginning, containing 9.02 Acres, more or less. Subject to all public roads, easements, reservations, restrictions, covenants and conditions if any, now of record.

DEDICATION: BILL MANN, INC., a Missouri Corporation declares that it is the sole owner of the above described tract of land and it has caused the same to be divided into streets and lots of the sizes, dimensions and locations shown on this plat which was drawn by its authority and under its direction, said plat shall hereafter be known as:

WOODS COURT PLAT I

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 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 shrubbery, or the placing of other improvements on said easements will be done at the risk of subsequent damage thereto without compensation thereof. An easement or license is hereby granted to the City of Smithville, Missouri to locate, construct and maintain or to authorize the location, construction and maintenance of storm drainage and storm drainage retention facilities over, under, along and through the strips marked "STORM DRAINAGE EASEMENT" and 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: BILL MANN, INC., a Missouri Corporation has by authority of its Board of Directors, caused these presents to be signed by its President and attested by its Secretary, and its corporate seal affixed hereby this 20th day of April, 1993.

BILL MANN, INC.

William T. Mann, Pres.
William T. Mann, President

Susan P. Mann, Secretary

STATE OF MISSOURI)
COUNTY OF Clay) SS

IN WITNESS WHEREOF: Be it remembered that on this 20th day of April, 1993 before me appeared William T. Mann and Susan P. Mann, President and Secretary respectively of Bill Mann, Inc., to me personally known and by me duly sworn did say the execution of the instrument was the free act and deed of said corporation, and that said signed and attested and the corporate seal affixed thereby by authorization of its Board of Directors in testimony whereof I have set my hand and official seal on the date last above written.

Notary Public, State of Missouri
Commissioned in Platte County
My Commission Expires 12 Aug 1993

By: Kathy Buckley
Notary Public

My Commission Expires: 12 Aug 1993

This plat of "WOODS COURT PLAT I" has been submitted 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 13th day of April, 1993.

Mayor

City Clerk

STATE OF MISSOURI)
COUNTY OF CLAY) SS

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: Terry L. Bringol 4/19/93
Terry L. Bringol MO PLS 1959
March 31, 1993 File No. 0434
HP DISC#371 "FISCHER"

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

PREPARED FOR: WILLIAM T. MANN &
SUSAN P. MANN
9601 BAUGHMAN ROAD
KANSAS CITY, MISSOURI

http://www.ClayCoGov.com