Clay County, Missouri
Land Survey Document

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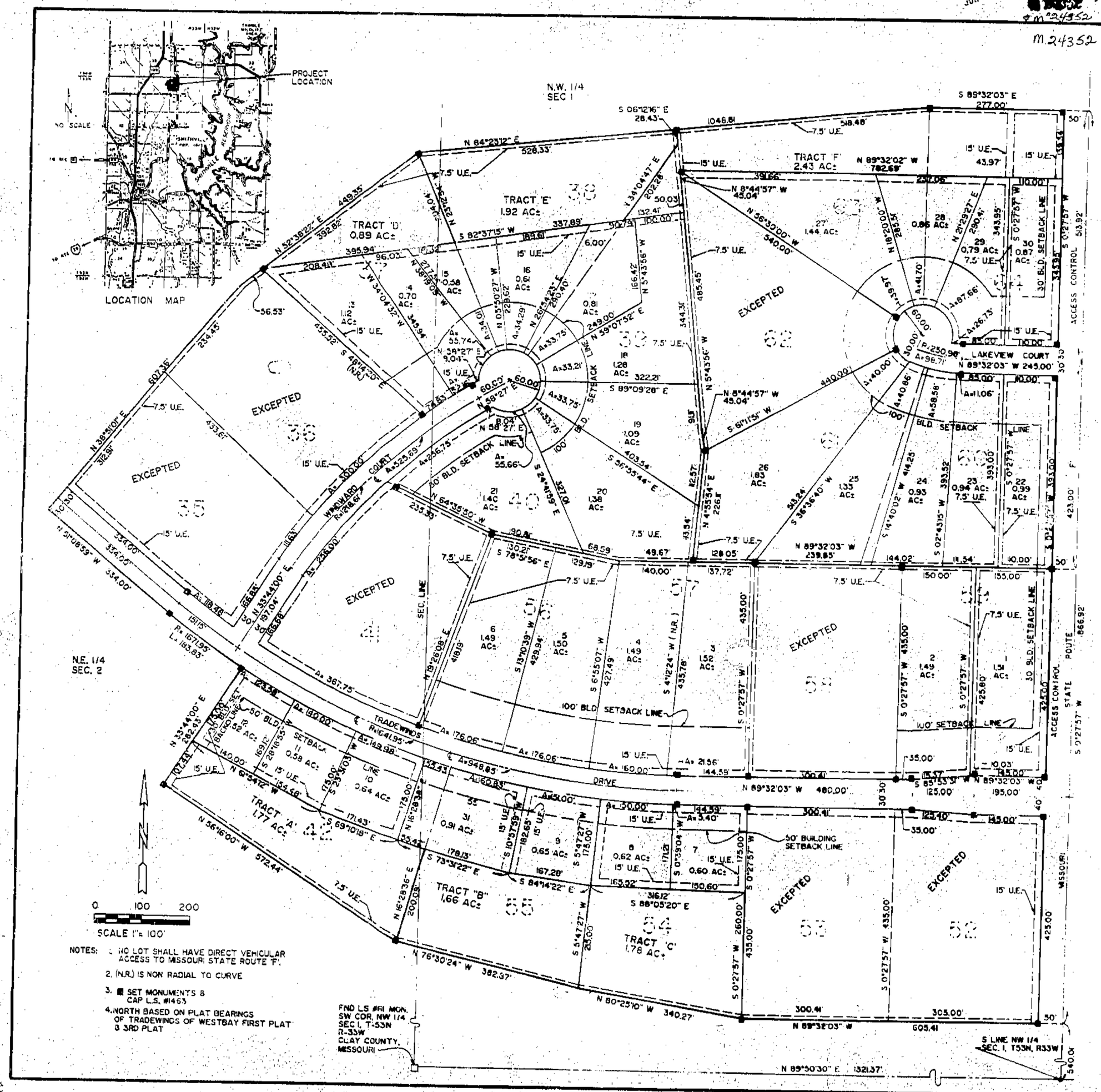
O. RECORDER OF DEEDS
CLAY COUNTY

By Margaret Kerr Deputy

THE TRADEWINDS OF WESTBAY 4TH PLAT

A REPLAT OF THE TRADEWINDS OF WESTBAY
1ST PLAT AND 3RD PLAT
A TRACT OF LAND IN THE NW 1/4 OF SEC 1 AND
THE NE 1/4 OF SEC 2, T-53-N, R-33-W
CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI



NOTES:
1. NO LOT SHALL HAVE DIRECT VEHICULAR ACCESS TO MISSOURI STATE ROUTE 'F'.
2. (N.R.) IS NON RADIAL TO CURVE
3. ■ SET MONUMENTS & CAP L.S. #1463
4. NORTH BASED ON PLAT BEARINGS OF TRADEWINGS OF WESTBAY FIRST PLAT & 3RD PLAT

LEGAL DESCRIPTION: A tract of land in the Northwest Quarter of Section 1 and the Northeast Quarter of Section 2, all in Township 53 North, Range 33 West, in the City of Smithville, Clay County, Missouri, described as: All of the TRADEWINDS OF WESTBAY FIRST PLAT as recorded on September 12, 1983, in Book 19, Page 85 in the Clay County Recorder's Office and THE TRADEWINDS OF WESTBAY THIRD PLAT as recorded on July 3, 1984 in Book 20, Page 22 in the Clay County Recorder's Office. EXCEPT all of Lot 62 of said First PLAT. EXCEPT all of Lots 35, 36, 41, 52, 53, and 58 of said THIRD PLAT. Being subject to all public roads, easements, reservations, restrictions, covenants, and conditions, if any, now of record.

DEDICATION: DIAMOND CREST COMMUNITIES, INC., a Missouri Corporation, and Monty J. Fugua and Debbera A. Fugua, declare that they are the sole owners of the above described tract of land and they have caused the same to be divided into streets and lots of the size, dimensions, and locations shown on this plat which was drawn by their authority and under their direction, said plat shall hereafter be known as:

THE TRADEWINDS OF WESTBAY
FOURTH PLAT

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 City of Smithville hereby vacates all the portions of THE TRADEWINDS OF WESTBAY FIRST PLAT and THE TRADEWINDS OF WESTBAY THIRD PLAT that are included in THE TRADEWINDS OF WESTBAY FOURTH PLAT, and the owners do hereby waive any claim 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 owners, 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.

IN TESTIMONY WHEREOF: DIAMOND CREST COMMUNITIES, 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 hereto, and Monty J. Fugua and Debbera A. Fugua, husband and wife, have caused these presents to be signed this 12th day of April, 1994.

DIAMOND CREST COMMUNITIES, INC.

Homer A. White, President

Phyllis J. White, Secretary

Monty J. Fugua, Husband

Debbera A. Fugua, Wife

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

IN WITNESS WHEREOF: Be it remembered that on this 12th day of April, 1994 before me appeared: Homer A. White and Phyllis J. White, President and Secretary respectively of Diamond Crest Communities, Inc. to me personally known and by me duly sworn did say the execution of this instrument was the free act and deed of said corporation and was so signed and attested and the corporate seal affixed hereto by authorization of its Board of Directors; and also Monty J. Fugua and Debbera A. Fugua, husband and wife, to me personally known to be the same people who executed this instrument as their free act and deed; In testimony whereof I have set my hand and official seal on the date last above written.

Notary Public Michael D. Kolcher — My Commission Expires: Jan 3, 1998

This plat of THE TRADEWINDS OF WESTBAY FOURTH PLAT has been submitted to and approved by the Planning Commission this 9 day of March, 1994.

Chairman — Secretary Carla R. Powell

The dedications shown on this plat have been accepted by the City Commission of the City of Smithville, Missouri this 9 day of March, 1994.

Mayor — City Clerk Judy L. Claud

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 _____, _____ 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 L.S. #1463
November 12, 1993 File No. 440-91
b.g.t.
REVISED 3-2-94, ADDED LOT 51

7/6/94 9:00 Slide Checked

Gene Buzzard & Associates Inc.
ENGINEERS & LAND SURVEYORS
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