Clay County, Missouri
Land Survey Document

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Margaret Sterling
Clerk

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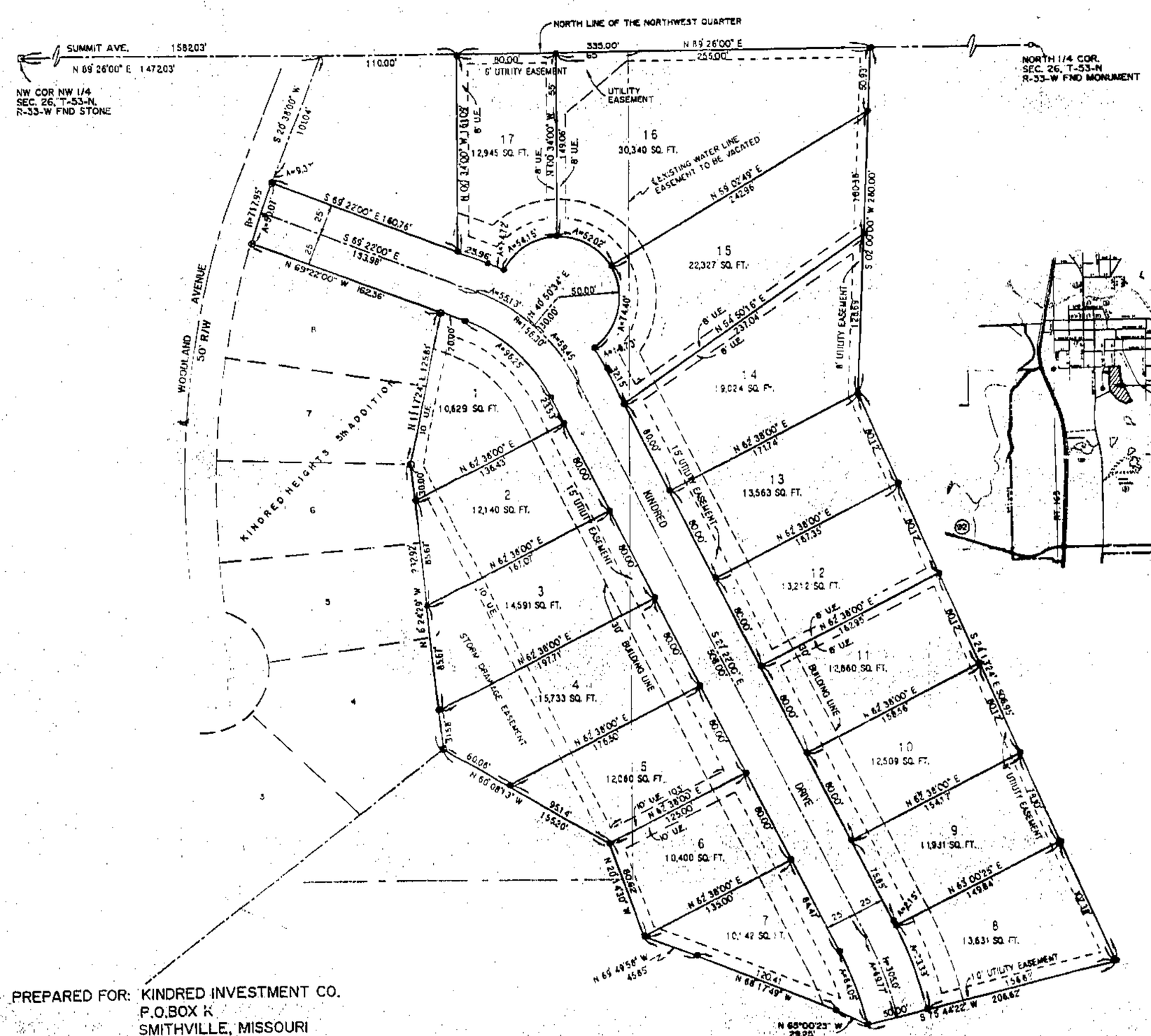
KINDRED HEIGHTS 6th ADDITION, PLAT I

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



PREPARED FOR: KINDRED INVESTMENT CO.
P.O.BOX K
SMITHVILLE, MISSOURI

DESCRIPTION: A tract of land in the North Half of the Northwest Quarter of Section 26, Township 53 North, Range 33 West, City of Smithville, Clay County, Missouri, described as follows: Beginning at a point on the North line of said Northwest Quarter that is N 89° 26' 00" E, 1502.03 Feet from the Northwest Corner of said Northwest Quarter; Thence N 89° 26' 00" E, along said North line, 335.0 Feet; Thence S 2° 00' 00" W, 280.0 Feet; Thence S 24° 13' 24" E, 506.95 Feet; Thence S 75° 44' 22" W, 206.62 Feet; Thence N 65° 00' 23" W, 29.25 Feet; Thence N 68° 17' 49" W, 120.41 Feet; Thence N 69°49' 58" W, 45.85 Feet; Thence N 20° 14' 30" W, 80.62 Feet; Thence N 60° 08' 13" W, 155.20 Feet to the Easterly line of KINDRED HEIGHTS 5TH ADDITION; Thence N 6° 24' 29" W, along the East line of KINDRED HEIGHTS 5TH ADDITION, 232.92 Feet; Thence N 11° 17' 24" E, along the East line of KINDRED HEIGHTS 5TH ADDITION, 125.81 Feet to the Northeast Corner of Lot 8 in KINDRED HEIGHTS 5TH ADDITION; Thence N 69° 22' 00" W, along the North line of said Lot 8, 162.36 Feet to the Northwest Corner of said Lot 8 and the East Right-of-Way line of Woodlawn Avenue; Thence Northerly along the East Right-of-Way line of Woodlawn Avenue, along a curve to the right, having a Radius of 717.95 Feet for an Arc Length of 50.07 Feet, Chord Bearing N 17° 56' 13" E; Thence S 69° 22' 00" E, 160.76 Feet; Thence N 0° 34' 00" W, 161.09 Feet to the Point of Beginning. Subject to all public roads, easements, reservations, restrictions, covenants, and conditions, if any, now of record.

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 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:

KINDRED HEIGHTS 6TH ADDITION, PLAT 1

● = SET 5/8" REBAR & CAP LS# 1463 ALL INTERIOR LOT CORNERS WILL BE SET AFTER CONSTRUCTION OF ALL IMPROVEMENTS.

O = FOUND MONUMENT

SURVEY PERFORM WITHOUT BENEFIT OF TITLE REPORT, EASEMENTS AND RESTRICTIONS MAY EXIST THAT ARE NOT SHOWN.

NORTH BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER BEING N 89°26'30" E FROM RECORD DEEDS.

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 on 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. 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: Kindred Investment Company, Inc. has caused the sole owner of the above described tract have caused these presents to be signed and sealed this 01 day of October, 1993.

Charles A. Kindred, President

Collins F. Kindred, Secretary

STATE OF MISSOURI)
SS
COUNTY OF CLAY)

IN WITNESS WHEREOF:
Be it remembered that on this 01 day of October, 1993, before me, a Notary Public in and for said County and State, appeared Charles A. Kindred, to me personally known, who being by me duly sworn, did say that he is the President of Kindred Investment Company, Inc., 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 in 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: Notary Public My Commission Expires 10-16-94

This plat of "KINDRED HEIGHTS 6TH ADDITION, PLAT 1" was submitted to and approved by the Planning Commission this 4th day of March, 1993.

Chairman

Secretary

The dedications shown on this plat have been accepted by the City Commission of the City of Smithville, Missouri, this 5th 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, M.L.S. 1463
February 18, 1993 File No. 525-93PSFF-R
J.C.C.

4-20-93

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Gene Buzzard & Associates Inc.
ENGINEERS & LAND SURVEYORS
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