Clay County, Missouri
Land Survey Document

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M 44512

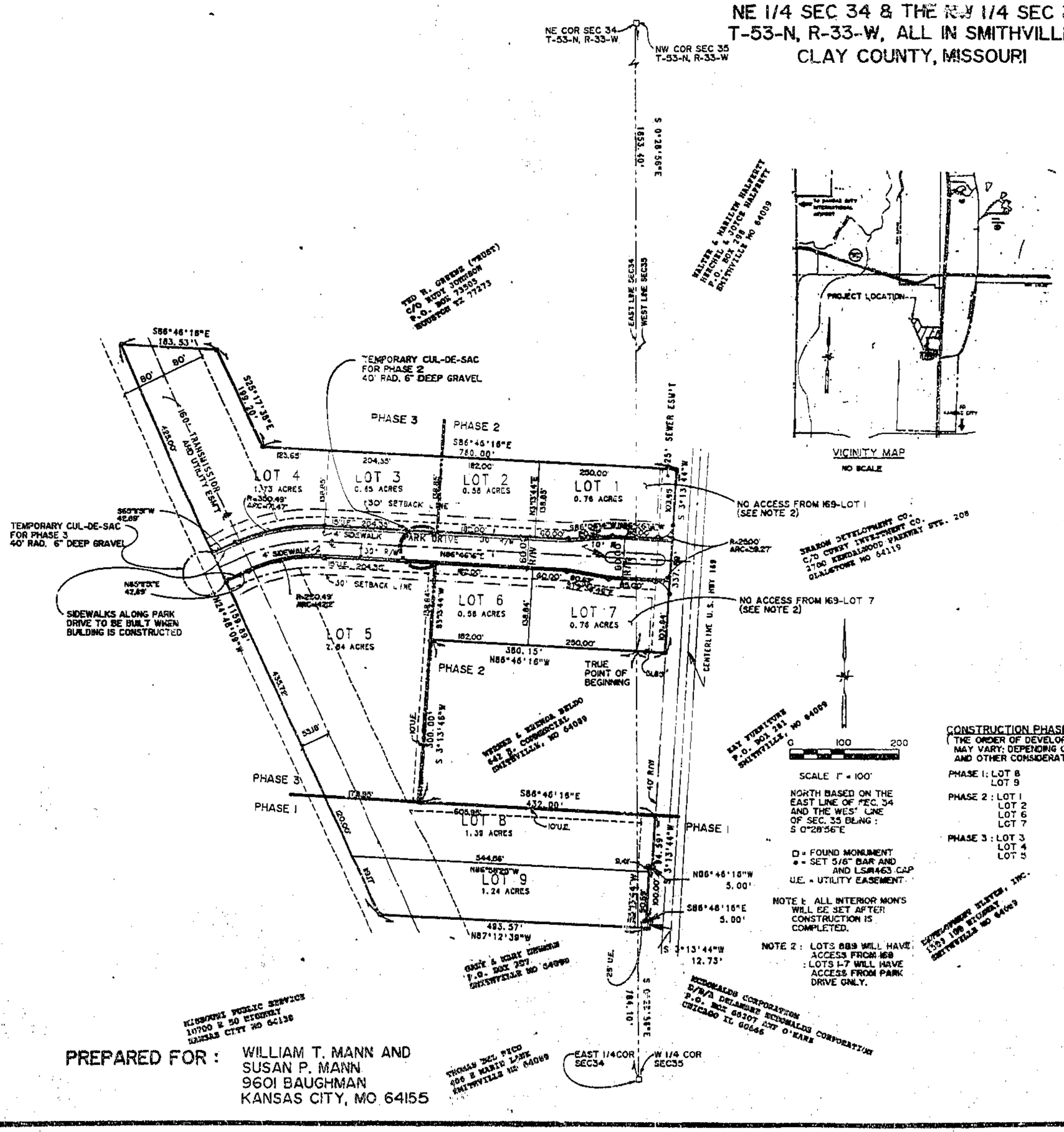
JAN 10 1995

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS INSTRUMENT
95 JA 10 PM 2:28
RECORDED IN BOOK D PAGE 79
MARY E. MOBERLY
RECORDER OF DEEDS
By Margaret Smith

FINAL PLAT

FIRST PARK

A MAJOR SUBDIVISION OF LAND IN THE NE 1/4 SEC 34 & THE NW 1/4 SEC 35 T-53-N, R-33-W, ALL IN SMITHVILLE, CLAY COUNTY, MISSOURI



PREPARED FOR: WILLIAM T. MANN AND
SUSAN P. MANN
9601 BAUGHMAN
KANSAS CITY, MO 64155

LEGAL DESCRIPTION: A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 34, AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 53 NORTH, RANGE 33 WEST, ALL IN SMITHVILLE CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 34 AND NORTHWEST CORNER OF SECTION 35; THENCE SOUTH 00 DEGREES 28 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SECTION 34 AND THE WEST LINE OF SECTION 35, 1853.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 86 DEGREES 46 MINUTES 16 SECONDS WEST 380.15 FEET; THENCE SOUTH 03 DEGREES 13 MINUTES 46 SECONDS WEST, 300.0 FEET; THENCE SOUTH 86 DEGREES 46 MINUTES 16 SECONDS EAST, 432.00 FEET TO THE WEST OF RIGHT-OF-WAY OF U.S. HIGHWAY NO. 169; THENCE ALONG SAID HIGHWAY RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 03 DEGREES 13 MINUTES 44 SECONDS WEST, 94.59 FEET, NORTH 86 DEGREES 46 MINUTES 16 SECONDS WEST, 5.00 FEET, SOUTH 03 DEGREES 13 MINUTES 44 SECONDS WEST, 100.00 FEET, SOUTH 86 DEGREES 46 MINUTES 16 SECONDS EAST, 5.00 FEET, SOUTH 03 DEGREES 13 MINUTES 44 SECONDS WEST, 12.73 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 87 DEGREES 12 MINUTES 39 SECONDS WEST, 493.57 FEET; THENCE NORTH 24 DEGREES 48 MINUTES 09 SECONDS WEST, 1159.89 FEET; THENCE SOUTH 38 DEGREES 46 MINUTES 16 SECONDS EAST, 183.53 FEET; THENCE SOUTH 25 DEGREES 17 MINUTES 38 SECONDS EAST, 199.20 FEET; THENCE SOUTH 85 DEGREES 46 MINUTES 16 SECONDS EAST, 760.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 169; THENCE SOUTH 03 DEGREES 13 MINUTES 44 SECONDS WEST, 337.69 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE DEPARTING FROM SAID LINE NORTH 86 DEGREES 46 MINUTES 16 SECONDS WEST, 51.95 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 9.1 ACRES MORE OR LESS AND BEING SUBJECT TO AN EASEMENT FOR A TRANSMISSION LINE RECORDED IN BOOK 939 AT PAGE 18 AND A 25 FOOT SEWER RIGHT-OF-WAY GRANTED TO THE CITY OF SMITHVILLE, MISSOURI RECORDED IN BOOK 1823 AT PAGES 75 THROUGH 81. EASEMENT GRANTED TO NORTHWEST ELECTRIC COOPERATIVE, INC., IN BOOK 480, PAGE 61. SUBJECT TO ALL PUBLIC ROADS, EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, AND CONDITIONS, IF ANY NOW OF RECORD.

DEDICATION: WILLIAM T MANN AND SUSAN P. MANN DECLARE THEY ARE THE SOLE OWNERS 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:

FIRST PARK

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 OR ANY, OR ALL OF THEM, OVER UNDER, ALONG AND THROUGH THE STRIPS MARKED "U.E.", "UTILITY EASEMENT" OR "UTILITY EMPT" 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 THERE TO 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: WILLIAM T. MANN AND SUSAN P. MANN, HUSBAND AND WIFE, BEING SOLE OWNERS OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THESE PRESENTS TO BE SIGNED AND SEALED THIS 6th DAY OF January, 1994-5.

WILLIAM T. MANN, HUSBAND — SUSAN P. MANN, WIFE

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

IN WITNESS WHEREOF: BE IT REMEMBERED THAT ON THIS 6th DAY OF January, 1994 BEFORE ME APPEARED WILLIAM T. MANN AND SUSAN P. MANN, HUSBAND AND WIFE TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE WITHIN INSTRUMENTS AS THEIR FREE ACT AND DEED. I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DATE LAST ABOVE WRITTEN.

IDA J. BRANDON
Notary Public-Notary Seal
STATE OF MISSOURI
Platte County
My Commission Expires 7-7-97

BY: Ida J Brandon — MY COMMISSION EXPIRES 7-7-97
NOTARY PUBLIC

THIS PLAT OF FIRST PARK HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION THIS _____ DAY OF _____, 1994.

CHAIRMAN — SECRETARY

THE DEDICATIONS SHOWN ON THIS PLAT HAVE BEEN ACCEPTED BY THE CITY COMMISSION OF THE CITY OF SMITHVILLE, MISSOURI, THIS 20th DAY OF December, 1994.

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 _____, 1994 IN BOOK _____, PAGE _____ AT _____ M/N/O'CLOCK.

DEPUTY — REGISTER OF DEEDS

CERTIFICATION: THIS IS TO CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
WE HAVE THIS DAY MADE A SURVEY OF THE HEREIN DESCRIBED PROPERTY AND THE RESULTS OF SAID SURVEY ARE AS SHOWN ON THIS PLAT.

BY: W. GENE BUSSARD P.E., L.S. 61343
AUGUST 23, 1994 FIELD NO. 403-942SST
DISC 06 "403NAME"

REVISED 11-14-94

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

2/8/95 JM
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