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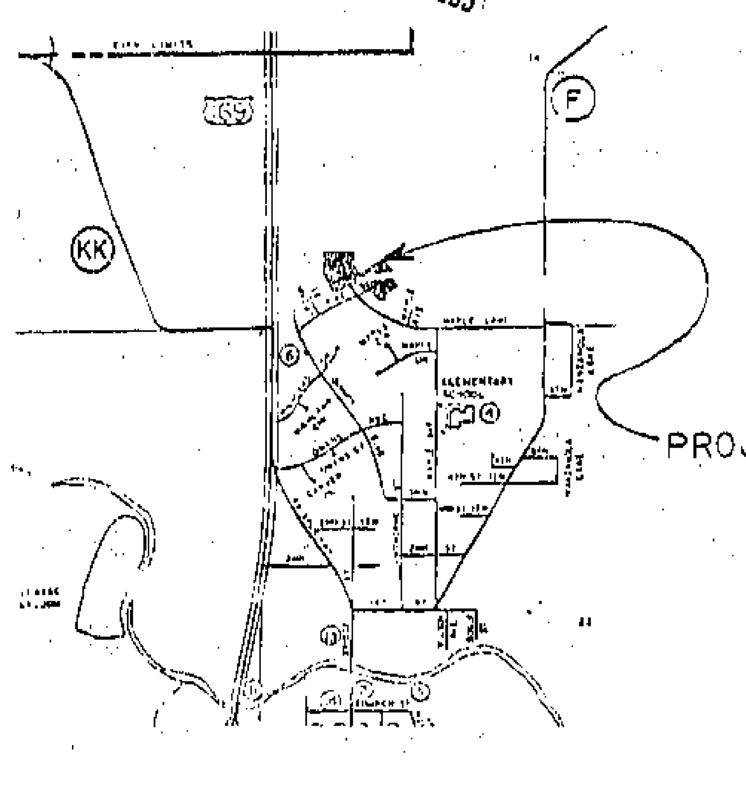
NOV 3 1995



VICINITY MAP
NO SCALE

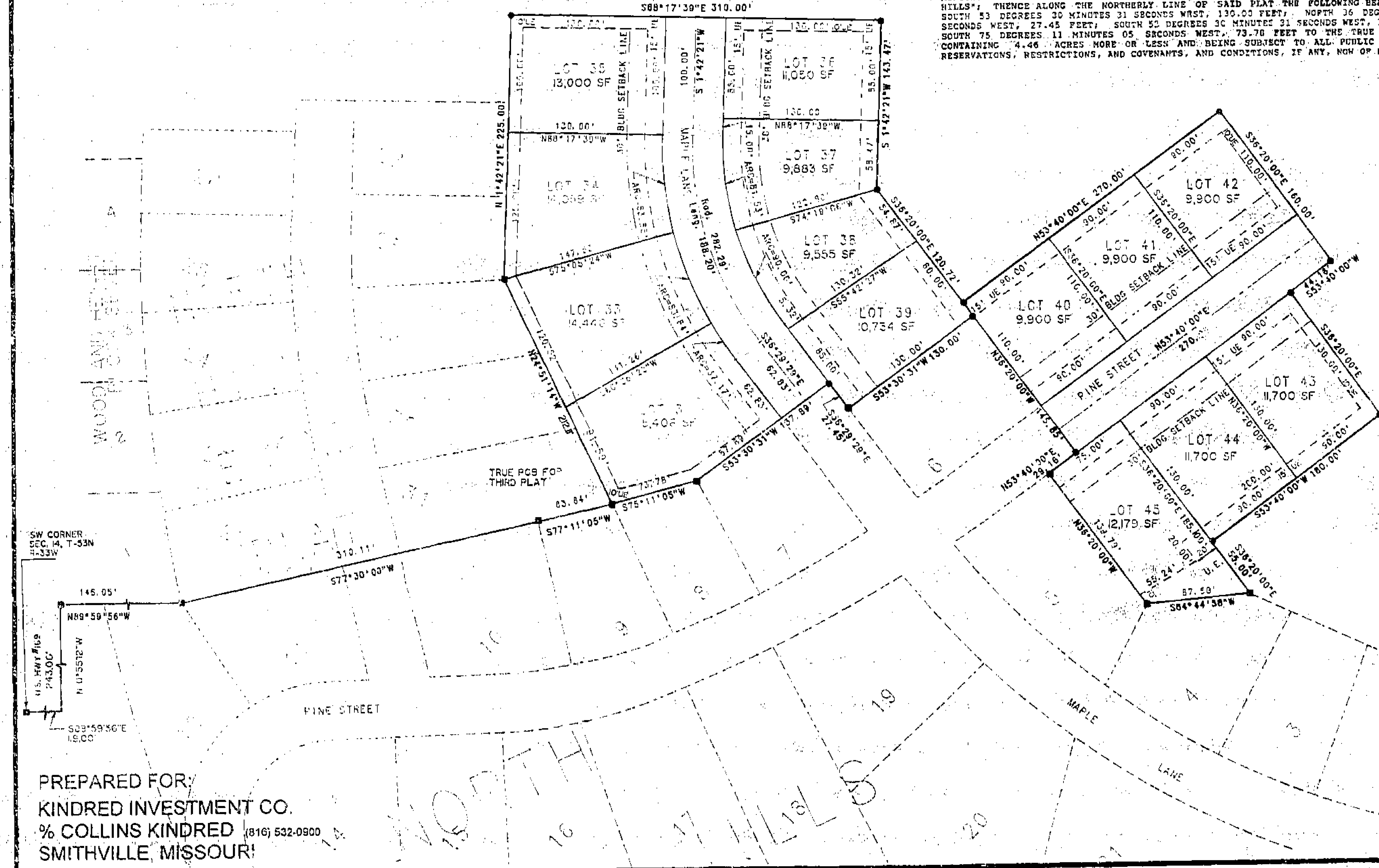
FINAL PLAT

NORTH HILLS THIRD PLAT

A TRACT OF LAND IN THE SW 1/4 OF SECTION 14, T-53-N, R-33-W SMITHVILLE, CLAY COUNTY, MISSOURI

STATE OF MO. CLAY COUNTY, RECORDER OF DEEDS 95 NOV -3 PM 1:37 Cab E Sl. 6 By Mary Marcum Deputy

DESCRIPTION: A SUBDIVISION OF ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 53 NORTH, RANGE 33 WEST, IN THE CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; SOUTH 89 DEGREES 59 MINUTES 56 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14, 119.0 FEET TO A POINT ON THE EASTERLY LINE OF THE RIGHT-OF-WAY OF U.S. HIGHWAY 169; THENCE NORTH 0 DEGREES 55 MINUTES 12 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 243.0 FEET TO THE SOUTHWEST CORNER OF LOT ONE (1), BLOCK SEVEN (7), "WOODLAND HEIGHTS", A SUBDIVISION OF LAND IN THE CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI; THENCE SOUTH 89 DEGREES 59 MINUTES 56 SECONDS EAST, ALONG THE SOUTH LINE OF LOT ONE (1), 146.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT ONE (1), SAID POINT BEING THE SOUTHWEST CORNER OF "NORTH HILLS SECOND PLAT" AND THE NORTH LINE OF "NORTH HILLS" BOTH BEING A SUBDIVISION OF LAND IN THE CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI; THENCE ALONG THE SOUTHERLY LINE OF SAID "NORTH HILLS SECOND PLAT", NORTH 77 DEGREES 30 MINUTES 00 SECONDS EAST, 310.11 FEET; THENCE ALONG SAID LINE NORTH 77 DEGREES 11 MINUTES 05 SECONDS EAST, 63.84 FEET TO THE TRUE POINT OF BEGINNING AND THE SOUTH EAST CORNER OF LOT 31 IN SAID "NORTH HILLS SECOND PLAT"; THENCE NORTH 24 DEGREES 51 MINUTES 14 SECONDS WEST, 212.11 FEET ALONG THE EASTERLY LINE OF SAID "NORTH HILLS SECOND PLAT" TO THE NORTHEAST CORNER OF LOT 29 OF SAID PLAT; THENCE NORTH 01 DEGREES 42 MINUTES 21 SECONDS EAST, 225.00 FEET ALONG THE EASTERLY LINE OF SAID PLAT AND ITS EXTENSION THEREOF; THENCE SOUTH 88 DEGREES 17 MINUTES 39 SECONDS EAST, 310.00 FEET; THENCE SOUTH 01 DEGREES 42 MINUTES 21 SECONDS WEST, 143.47 FEET; THENCE SOUTH 36 DEGREES 20 MINUTES 00 SECONDS EAST, 120.72 FEET; THENCE NORTH 53 DEGREES 40 MINUTES 00 SECONDS EAST, 270.00 FEET; THENCE SOUTH 36 DEGREES 20 MINUTES 00 SECONDS EAST, 160.00 FEET; THENCE SOUTH 53 DEGREES 40 MINUTES 00 SECONDS WEST, 44.16 FEET; THENCE SOUTH 36 DEGREES 20 MINUTES 00 SECONDS EAST, 130.00 FEET; THENCE SOUTH 53 DEGREES 40 MINUTES 00 SECONDS WEST, 180.00 FEET; THENCE SOUTH 36 DEGREES 20 MINUTES 00 SECONDS EAST, 55.00 FEET TO A POINT ON THE NORTHERLY LINE OF NORTH HILLS, A SUBDIVISION IN SMITHVILLE, CLAY COUNTY, MISSOURI; THENCE SOUTH 84 DEGREES 44 MINUTES 58 SECONDS WEST, 87.58 FEET; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PLAT NORTH 36 DEGREES 20 MINUTES 00 SECONDS WEST, 139.79 FEET TO A POINT ON THE SOUTHERLY LINE OF PINE STREET; THENCE ALONG THE SOUTHERLY LINE OF PINE STREET NORTH 53 DEGREES 40 MINUTES 00 SECONDS EAST, 29.16 FEET; THENCE DEPARTING FROM THE SOUTH LINE OF PINE STREET FOLLOWING ALONG THE EASTERLY LINE OF SAID "NORTH HILLS" NORTH 36 DEGREES 20 MINUTES 00 SECONDS WEST, 145.85 FEET TO THE NORTHEASTERLY CORNER OF LOT 6 IN SAID "NORTH HILLS"; THENCE ALONG THE NORTHERLY LINE OF SAID PLAT THE FOLLOWING BEARINGS AND DISTANCES SOUTH 53 DEGREES 30 MINUTES 31 SECONDS WEST, 130.00 FEET; NORTH 36 DEGREES 29 MINUTES 29 SECONDS WEST, 27.45 FEET; SOUTH 53 DEGREES 30 MINUTES 31 SECONDS WEST, 137.09 FEET; THENCE SOUTH 75 DEGREES 11 MINUTES 05 SECONDS WEST, 73.78 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 4.46 ACRES MORE OR LESS AND BEING SUBJECT TO ALL PUBLIC ROADS, EASEMENTS, RESERVATIONS, RESTRICTIONS, AND COVENANTS, AND CONDITIONS, IF ANY, NOW OF RECORD.



NORTH BASED RECORD PLAT BEARINGS.

■ = FND MONUMENT AS NOTED
● = SET 5/8" REBAR AND MO L.S. #1463 CAP

NOTE: ALL LOT CORNERS WILL BE SET AFTER CONSTRUCTION IS COMPLETED.

DEDICATION: KINDRED INVESTMENT COMPANY 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:

NORTH HILLS THIRD 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 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 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 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: CHARLES A. KINDRED AND COLLINS F. KINDRED, PRESIDENT AND SECRETARY, RESPECTIVELY OF KINDRED INVESTMENT COMPANY BEING SOLE OWNERS OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THESE PRESENTS TO BE SIGNED AND SEALED THIS 03 DAY OF November, 1995.

Charles A. Kindred — CHARLES A. KINDRED, PRESIDENT

Collins F. Kindred — COLLINS F. KINDRED, SECRETARY

STATE OF MISSOURI)
SS
COUNTY OF CLAY)

IN WITNESS WHEREOF: BE IT REMEMBERED THAT ON THIS 03 DAY OF NOVEMBER, 1995 BEFORE ME APPEARED CHARLES A. KINDRED AND COLLINS F. KINDRED, PRESIDENT AND SECRETARY RESPECTIVELY OF KINDRED INVESTMENT COMPANY 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.

BY: [illegible] — NOTARY PUBLIC — MY COMMISSION EXPIRES 10-16-98

THIS PLAT OF NORTH HILLS THIRD PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION THIS 14th DAY OF MARCH, 1995.

CHAIRMAN — SECRETARY

THE DEDICATIONS SHOWN ON THIS PLAT HAVE BEEN ACCEPTED BY THE CITY COMMISSION OF THE CITY OF SMITHVILLE, MISSOURI, THIS 21st DAY OF MARCH, 1995.

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 ________, 1995 IN BOOK ____, PAGE ____ AT ____ PM/AM/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: R. Gene Buzzard
R. GENE BUZZARD MO. L.S. # 1463
MARCH 30, 1995 FILE NO. 437-94PSPP
DISC #13 "437KINDR"DOS

PREPARED FOR:
KINDRED INVESTMENT CO.
% COLLINS KINDRED (816) 532-0900
SMITHVILLE, MISSOURI

[illegible] Cab E

Gene Buzzard & Associates Inc.
CONSULTING ENGINEERS
LAND SURVEYORS
COMMUNITY PLANNERS
TELEPHONE: 364-3551
2101 S. BELT HWY. - P.O. BOX 1384
ST. JOSEPH, MISSOURI 64502
FAX: 364-6348

Clay County, Missouri Land Survey Document
http://www.ClayCoGov.com