Clay County, Missouri
Land Survey Document

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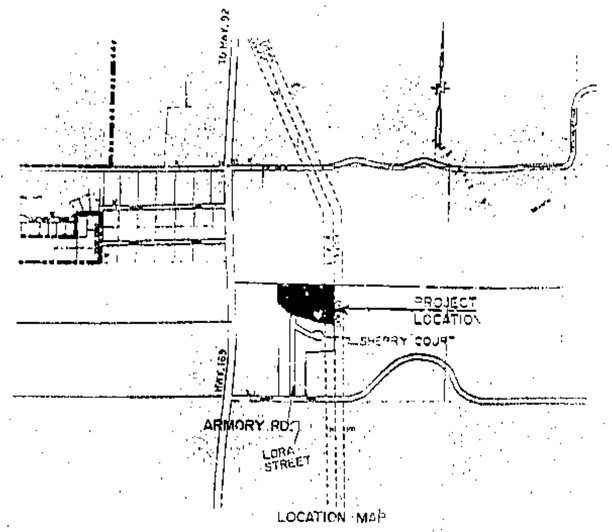
M 83102

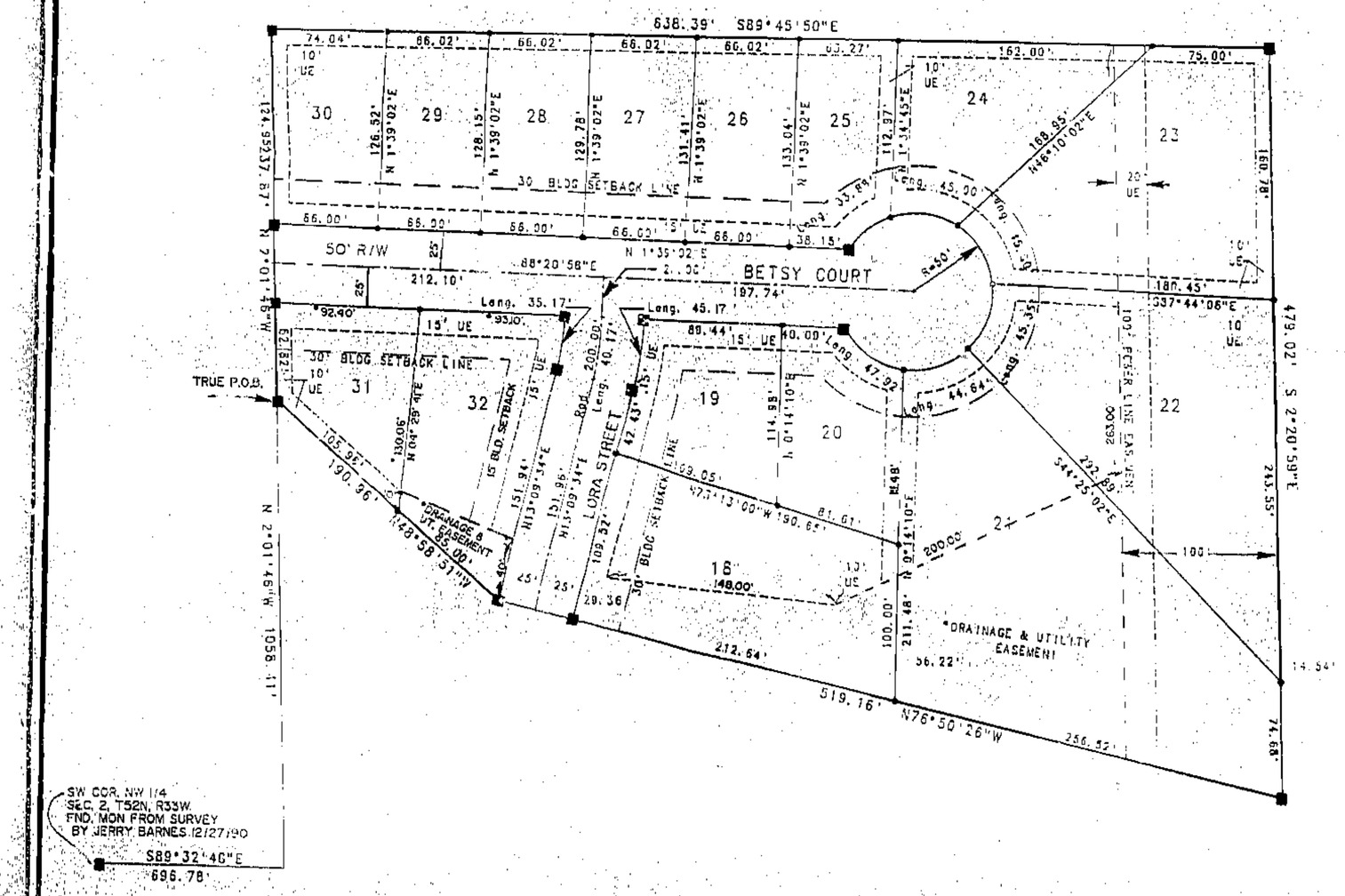
JAN 11 1995

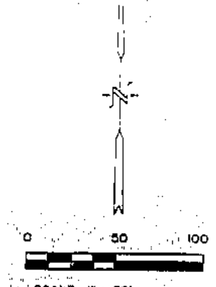
STATE OF MO.
CLAY COUNTY
I CERTIFY THIS RECD
96 JA 11 PM 1:20
Adam E. Fleer
COUNTY RECORDER
RECORDER OF DEEDS
By Mary Manuel
Dept

FINAL PLAT
WOODS COURT PLAT 2

A TRACT OF LAND IN THE NW 1/4 OF SECTION 2, T-52-N, R-33-W CLAY COUNTY, MISSOURI







● = SET 5/8" REBAR AND MO L.S.# 463 CAP

■ = SET MONUMENT L.S.# 1463 CAP

NORTH BASED ON SOUTH LINE OF NORTHWEST QUARTER BEING N89°32'46"W FROM RECORD DESCRIPTION

NOTE: ALL INTERIOR LOT CORNERS TO BE SET AFTER CONSTRUCTION IS COMPLETE

AREA OF LOTS	
LOT #	AREA in sq. ft.
18	20,782.76
19	9,746.60
20	9,178.72
21	40,872.00
22	27,521.22
23	23,695.68
24	11,921.18
25	8,138.62
26	8,726.66
27	8,619.11
28	8,511.55
29	8,403.99
30	8,787.22
31	8,433.67
32	13,201.71

DESCRIPTION: A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 52 NORTH, RANGE 33 WEST, CLAY COUNTY, MISSOURI, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89°32'48" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 696.78 FEET; THENCE NORTH 02°01'46" WEST, 1058.41 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 2°01'46" WEST, 237.87 FEET ALONG SAID NORTH LINE; SOUTH 89°45'50" EAST, 638.39 FEET; THENCE SOUTH 2°20'59" EAST, 479.02 FEET, TO THE NORTH LINE OF WOODS COURT PLAT 1; THENCE ALONG SAID NORTH LINE THE FOLLOWING BEARINGS AND DISTANCES: NORTH 76°50'26" WEST, 519.16 FEET, NORTH 48°58'51" WEST, 190.96 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 5.79 ACRES MORE OR LESS AND BEING 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 2

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 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 DIRECTOR'S, CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL AFFIXED HEREBY THIS _____ DAY OF _____, 1995.

BILL MANN, INC.

William T. Mann Pres. — WILLIAM T. MANN, PRESIDENT

Susan P. Mann — SUSAN P. MANN, SECRETARY

STATE OF MISSOURI)
SS
COUNTY OF CLAY)

IN WITNESS WHEREOF: BE IT REMEMBERED THAT ON THIS 12th DAY OF December, 1995 BEFORE ME APPEARED WILLIAM T. MANN AND SUSAN P. MANN, PRESIDENT AND SECRETARY RESPECTIVELY OF BILL MANN, INC., TO ME PERSONALLY KNOW 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 IN TESTIMONY WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL ON THE DATE LAST ABOVE WRITTEN.

BY: Diana A. Billips — NOTARY PUBLIC — MY COMMISSION EXPIRES March 30, 1999

THIS PLAT OF WOODS COURT PLAT 2 HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION THIS 12th DAY OF SEPTEMBER, 1995.

CHAIRMAN — SECRETARY

THE DEDICATIONS SHOWN ON THIS PLAT HAVE BEEN ACCEPTED BY THE CITY COMMISSION OF THE CITY OF SMITHVILLE, MISSOURI, THIS 19th DAY OF SEPTEMBER, 1995.

Claudia Bickford — MAYOR — Linda Drennen — 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 REG. L.S. #1463
AUG 02, 1995 FILE NO. 186-95 PSFF
DISC.# 16 "BOGMANN" DOS
REVISED SEPT. 19 '95

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

1/17/96 JHM
Cob E
S/N/D

Gene Buzzard & Associates Inc.
CONSULTING ENGINEERS
LAND SURVEYORS
COMMUNITY PLANNERS
TELEPHONE: 364-3551
2101 S. BELT HWY. P.O. BOX 1304
FAX: 364-5548 ST. JOSEPH, MISSOURI 64502