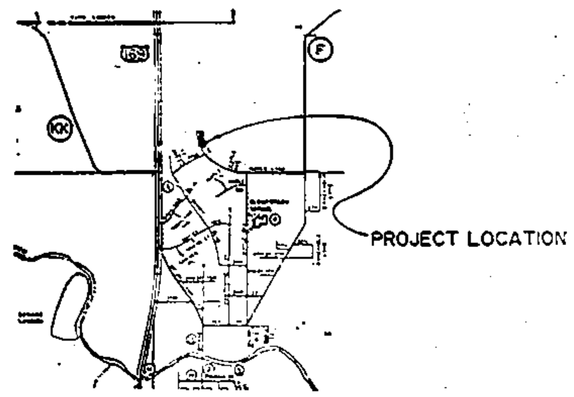
http://www.ClayCoGov.com

Clay County, Missouri
Land Survey Document

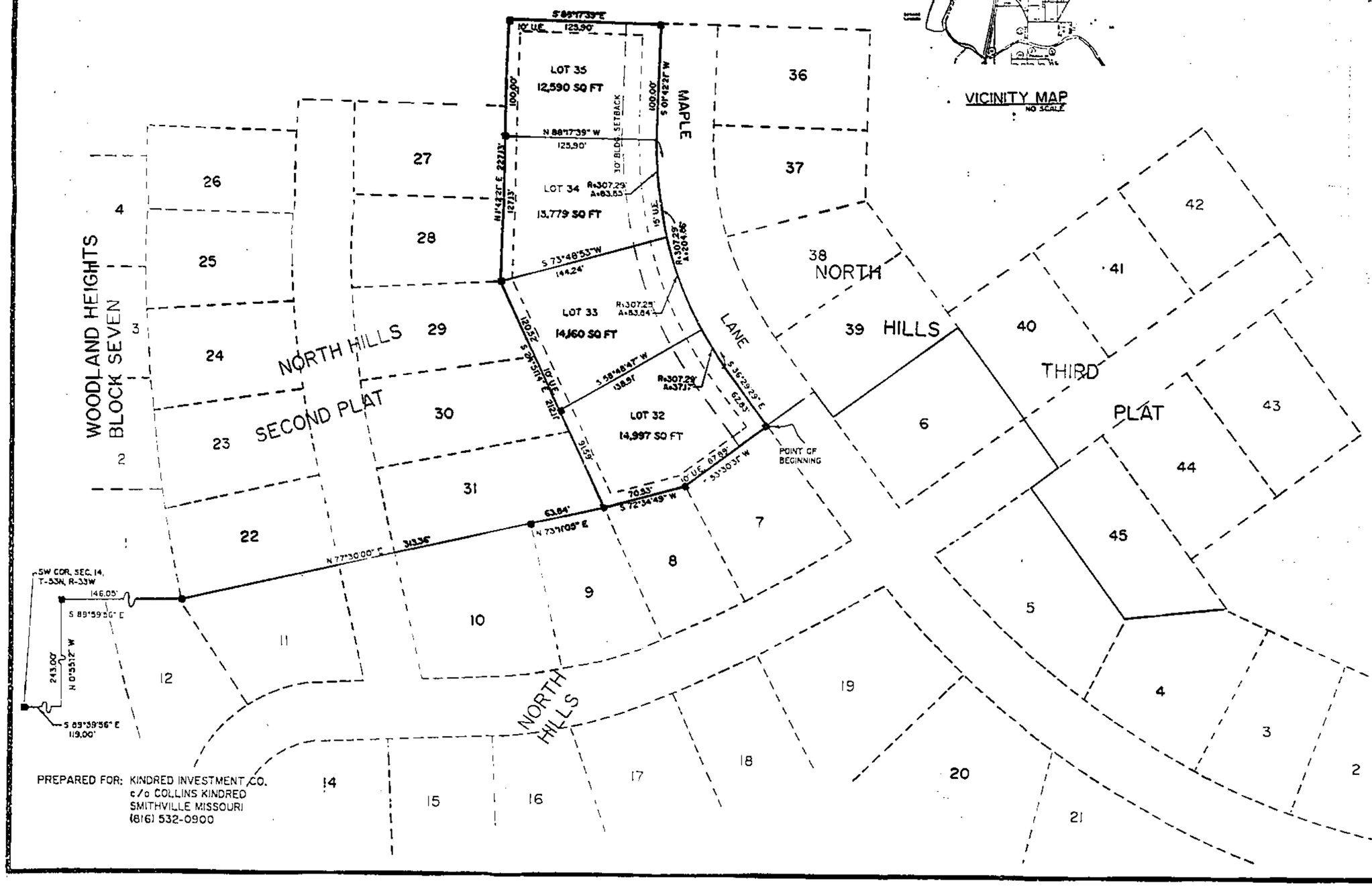
N 33158

DESCRIPTION: NORTH HILLS FOURTH PLAT, A PLAT CORRECTING LOTS 32, 33, 34 AND 35 IN NORTH HILLS THIRD PLAT 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: **BEGINNING** AT A POINT ON THE SOUTHEAST CORNER OF LOT 32 AS PLATTED IN NORTH HILLS THIRD PLAT A SUBDIVISION IN SECTION 14, TOWNSHIP 53 NORTH, RANGE 33 WEST, CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI; THENCE SOUTH 53°10'31" WEST, 87.89 FEET ALONG THE SOUTH LINE OF SAID LOT 32 AND THE NORTH LINE OF LOT 7 "NORTH HILLS" A SUBDIVISION IN SAID SECTION 14; THENCE NORTH 72°34'49" WEST, 70.53 FEET TO THE SOUTHEAST CORNER OF LOT 31 NORTH HILLS SECOND PLAT A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 24°51'14" WEST ALONG THE EASTERLY LINE OF SAID "NORTH HILLS SECOND PLAT" 212.11 FEET; THENCE ALONG SAID LINE NORTH 01°42'21" EAST, 227.13 FEET; THENCE SOUTH 88°17'39" **EAST, 125.90** FEET **TO A POINT** ON THE WESTERLY RIGHT OF WAY LINE OF **MAPLE** LANE AS PLATTED IN "NORTH HILLS THIRD PLAT"; THENCE ALONG THE RIGHT-OF-WAY LINE OF SAID MAPLE LANE THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 01°42'21" WEST, 100.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 307.29 FEET, AN ARC LENGTH OF 204.86 FEET AND A CHORD BEARING OF SOUTH 17°23'32" EAST; THENCE SOUTH 36°29'09" EAST, 62.83 FEET TO THE POINT OF BEGINNING, CONTAINING 1.27 ACRES MORE OR LESS AND BEING SUBJECT TO ALL PUBLIC ROADS, EASEMENTS, RESERVATIONS, RESTRICTIONS, **COVENANTS AND CONDITIONS, IF ANY, NOW OF RECORD.**

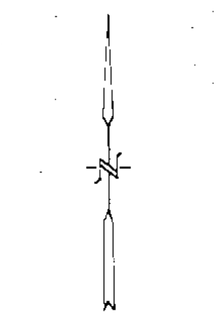
FINAL PLAT
NORTH HILLS 4TH PLAT
A PLAT CORRECTING LOTS 32, 33, 34 & 35 OF NORTH HILLS THIRD PLAT A TRACT OF LAND IN THE SW 1/4 OF SECTION 14, T-53N, R-33W SMITHVILLE, CLAY COUNTY, MISSOURI

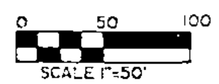


VICINITY MAP
NO SCALE



PREPARED FOR: KINDRED INVESTMENT CO.
c/o COLLINS KINDRED
SMITHVILLE MISSOURI
(816) 532-0900





NORTH BASED ON RECORD PLAT BEARINGS

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

CLASS "B" PROPERTY SURVEY

DEDICATION. KINDRED INVESTMENT COMPANY DECLARE THEY DECLARE THEY ARE THE SOLE OWNERS OF THE ABOVE DESCRIBED TRACTS AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO THE LOT OF THE SIZES AND DIMENSIONS AS SHOWN ON THIS PLAT WHICH WAS DRAWN BY ITS AUTHORITY AND UNDER THEIR DIRECTION. SAID **PLAT** SHALL HEREAFTER BE KNOWN AS:

NORTH HILLS FOURTH PLAT

IN CONSIDERATION OF THE ACCEPTANCE OF THIS PLAT LOTS 32, 33, 34 AND 35 OF NORTH HILLS THIRD PLAT A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 53 NORTH, RANGE 33 WEST SMITHVILLE CLAY COUNTY, MISSOURI, ARE HEREBY VACATED AND THE LOTS SHALL BE THE SIZE AND DIMENSIONS AS SHOWN ON THE ABOVE DESCRIBED PLAT THE OWNER DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES TO ANY OF THE ABOVE DESCRIBED PROPERTY BY REASON OF THE FUTURE GRADING OF ANY 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 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

IN TESTIMONY WHEREOF
CHARLES A. KINDRED AND COLLINS F. KINDRED, PRESIDENT AND SECRETARY, RESPECTIVELY OF KINDRED INVESTMENT COMPANY BEING THE SOLE OWNERS OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THESE PRESENTS TO BE SIGNED AND SEALED THIS 26 DAY OF February, 1997.

Charles A. Kindred — CHARLES A. KINDRED, PRESIDENT
Collins F. Kindred — COLLINS F. KINDRED, SEC

STATE OF MISSOURI)
COUNTY OF ~~CLAY~~ Platte) SS

IN WITNESS WHEREOF
BE IT REMEMBERED THAT ON THIS 26 DAY OF February 1997, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, BEFORE ME APPEARED CHARLES A. KINDRED AND COLLINS F. KINDRED, PRESIDENT AND SECRETARY RESPECTIVELY OF KINDRED INVESTMENT COMPANY TO ME PERSONALLY TO BE THE SAME PERSONS WHO EXECUTED THE WITHIN INSTRUMENTS AS THEIR FREE ACT AND DEED I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL. THE DAY AND YEAR LAST ABOVE WRITTEN.

Rosalind Sage — NOTARY PUBLIC — MY COMMISSION EXPIRES 10-16-98

PLANNING COMMISSION
THIS PLAT OF NORTH HILLS FOURTH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION THIS DAY OF Feb. 11 1997

CHAIRMAN — SECRETARY

THE DEDICATIONS SHOWN ON THIS PLAT HAVE BEEN ACCEPTED BY THE CITY COMMISSION OF THE CITY OF SMITHVILLE, MISSOURI, THIS 18th DAY OF FEBRUARY 1997

MAYOR — CITY CLERK

STATE OF MISSOURI)
COUNTY OF CLAY) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE _____ DAY OF _____ 1997 IN BOOK _____ PAGE _____ AT _____ PM/AM O'CLOCK

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 R.L.S. #1463
JANUARY 14, 1997 FILE NO. 437-94
DISC #195

Gene Buzzard & Associates Inc.
CONSULTING ENGINEERS
LAND SURVEYORS
COMMUNITY PLANNERS
TELEPHONE: 364-3681
2101 S. BELT HWY. • P.O. BOX 1584
FAX: 364-6542 ST. JOSEPH, MISSOURI 64502