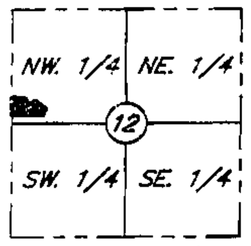
Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

N 60903 OCT 7 '997

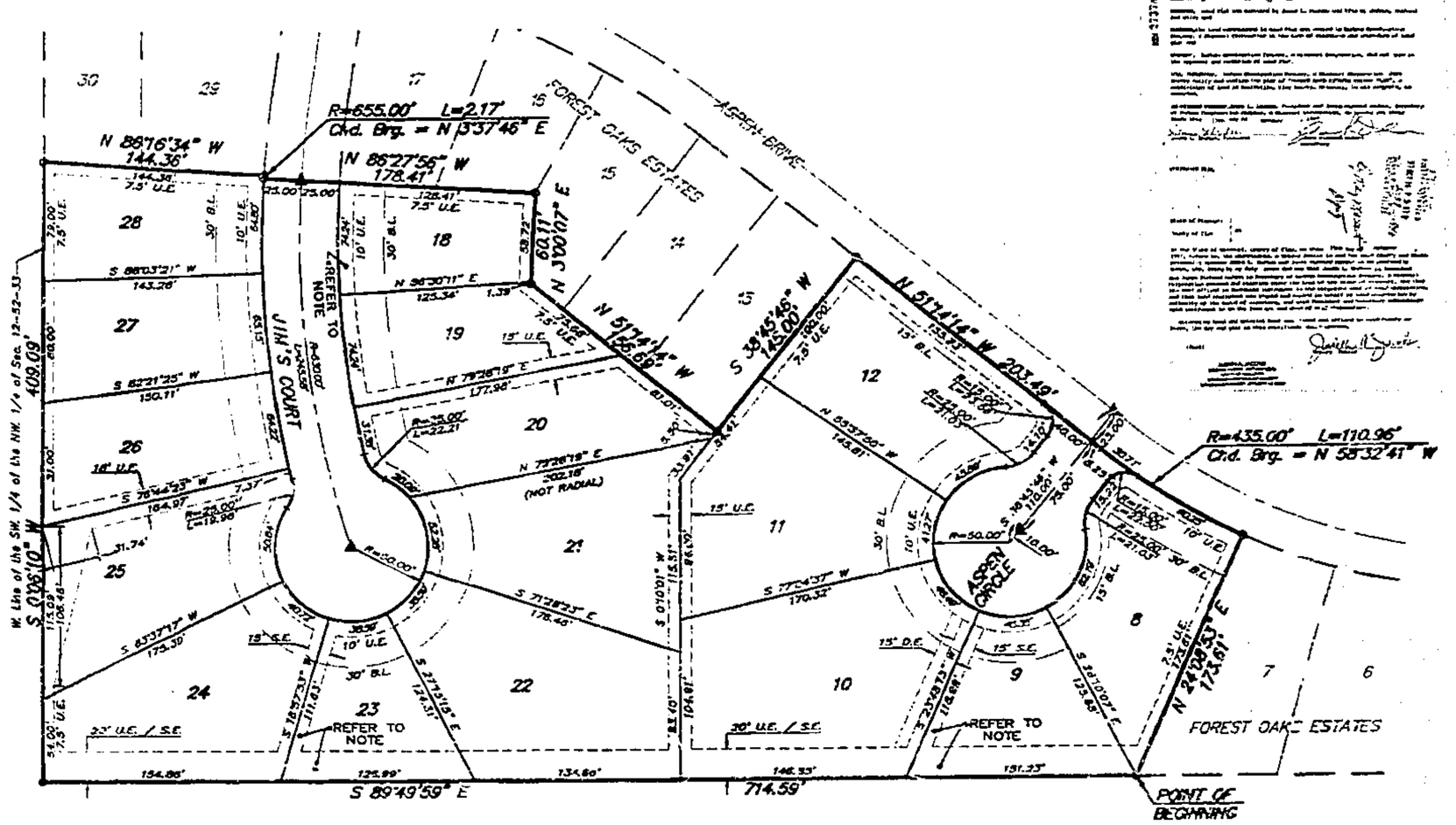
FOREST OAKS ESTATES SECOND PLAT

A Subdivision in Smithville, Clay County, Missouri.



SECTION LOCATION
Sec. 12, Twp. 52, Rge. 33
(Not to Scale)

LEGEND
B.L. = Building Line
U.E. = Utility Easement
S.E. = Sanitary Sewer Easement
D.E. = Drainage Easement
W.E. = Water Main Easement
Δ Denotes Existing Permanent Monument
▲ Denotes Permanent Monument to be Set after Street Construction
○ Denotes Found Existing Bar
● Denotes 1/2" Bar to be Set with Plastic Cap # 1653



DESCRIPTION: A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 52, RANGE 33 IN SMITHVILLE, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 7, FOREST OAKS ESTATES, A SUBDIVISION IN SMITHVILLE, CLAY COUNTY, MISSOURI, THENCE GENERALLY NORTHERLY AND WESTERLY ALONG THE SOUTHERLY LINE OF SAID FOREST OAKS ESTATES, THE FOLLOWING NINE COURSES: NORTH 24° 08'53" EAST, 173.61 FEET TO A POINT ON A CURVE; NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 435.00 FEET, A CHORD BEARING OF NORTH 58°32'41" WEST, AN ARC DISTANCE OF 110.96 FEET; NORTH 51°14'14" WEST, 203.49 FEET; SOUTH 38°45'46" WEST, 145 FEET; NORTH 51°14'14" WEST, 156.69 FEET; NORTH 3°00'07" EAST, 60.11 FEET; NORTH 86°27'56" WEST, 178.41 FEET TO A POINT ON A CURVE, NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 655 FEET, A CHORD BEARING OF NORTH 3°37'46" EAST, AN ARC DISTANCE OF 2.17 FEET; NORTH 86°16'34" WEST, 144.36 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SAID NORTHWEST QUARTER; THENCE SOUTH 0°06'10" WEST ALONG THE SAID WEST LINE, 409.09 FEET; THENCE SOUTH 89°49'59" EAST, 714.59 FEET TO THE POINT OF BEGINNING, CONTAINING 5.6 ACRES MORE OR LESS.

DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE TRACT OF LAND DESCRIBED HEREON HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS FOREST OAKS ESTATES SECOND PLAT.

EASEMENTS: EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, AS UTILITY EASEMENTS RIGHT-OF-WAY WHICH ARE SHOWN AS LYING BETWEEN THE DASHED LINES IN WIDTHS INDICATED AND AS BY SET FORTH ON THIS PLAT UNLESS OTHERWISE NOTED, AND SAID EASEMENTS MAY BE EMPLOYED FOR THE PURPOSE OF INSTALLING, REPAIRING AND MAINTAINING GAS LINES, ELECTRIC LINES, TELEPHONE LINES, AND ALL OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER USED BY THE PUBLIC OVER, UNDER, AND ALONG THE STRIPS MARKED "U.E." OR "UTILITY EASEMENT".

ACCESS CONTROL: NO LOT SHALL HAVE DIRECT VEHICULAR ACCESS TO ARTERIAL AVENUE OR COLLECTOR STREET.

STREETS: STREETS, AVENUES, LANES, DRIVES AND COURTS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO A ND FOR PUBLIC USE ARE HEREBY DEDICATED.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS HAVE HEREUNTO SET THEIR HANDS THIS 2 DAY OF September 1997.

James L. Dodson — JAMES L. DODSON
Elva M. Dodson — ELVA M. DODSON

STATE OF MISSOURI)
COUNTY OF CLAY) S.S.

ON THIS 2 DAY OF September 1997 BEFORE ME, A NOTARY PUBLIC, APPEARED JAMES L. DODSON AND ELVA M. DODSON, HUSBAND AND WIFE KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR OWN FREE ACT AND DEED.

MY COMMISSION EXPIRES: August 2 1999

REBECCA TODD
Notary Public - Notary Seal
STATE OF MISSOURI
Ray County
My Commission Expires: Aug. 2, 1999

NOTARY PUBLIC

Ed 6
11/5/97 AM

THIS PLAT OF FOREST OAKS ESTATES SECOND PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION THIS 10TH DAY OF DECEMBER 1996

CHAIRMAN

(SEAL)

SECRETARY

THE DEDICATIONS SHOWN ON THIS PLAT HAVE BEEN ACCEPTED BY THE CITY COMMISSION OF THE CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI, THIS 17TH DAY OF DECEMBER, 1996

MAYOR

(SEAL)

STATE OF MISSOURI)
COUNTY OF CLAY)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS ____ DAY OF ____ IN BOOK ____ AT PAGE ____

DEPUTY — REGISTER OF DEEDS

* NOTE: DOCUMENT NO. M 91061 FILED MARCH 25, 1996, IN BOOK 2539, ON PAGE 17, REFERS TO A 10 FOOT WIDE SANITARY SEWER EASEMENT, WHICH IS NOW WITHIN THE LIMITS OF EASEMENTS AS SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF FOREST OAKS ESTATES SECOND PLAT SUBDIVISION IS BASED ON AND ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR AN URBAN PROPERTY BOUNDARY SURVEY AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JAMES M. FARROW, MO LS NO 1653

SIGNATURE AND STAMP IN PURPLE INK INDICATES AN ORIGINAL SIGNED COPY BY THIS SURVEYOR. ANY OTHER COLOR IS NOT AN ORIGINAL COPY.

FARROW • WELSWICH
ENGINEERS
111 NORTH MAIN
INDEPENDENCE, MISSOURI 64050
(816) 254-5000 FAX (816) 252-9712

FOREST OAKS ESTATES SECOND PLAT
SMITHVILLE, CLAY COUNTY, MISSOURI

JOB NO.	2138
SCALE	NOTED
DATE	9-13-97
DRAWN BY	P.L.S.
CHKD.	JMF
APPROVED	
REVISIONS	
SHEET NO.	1 of 1