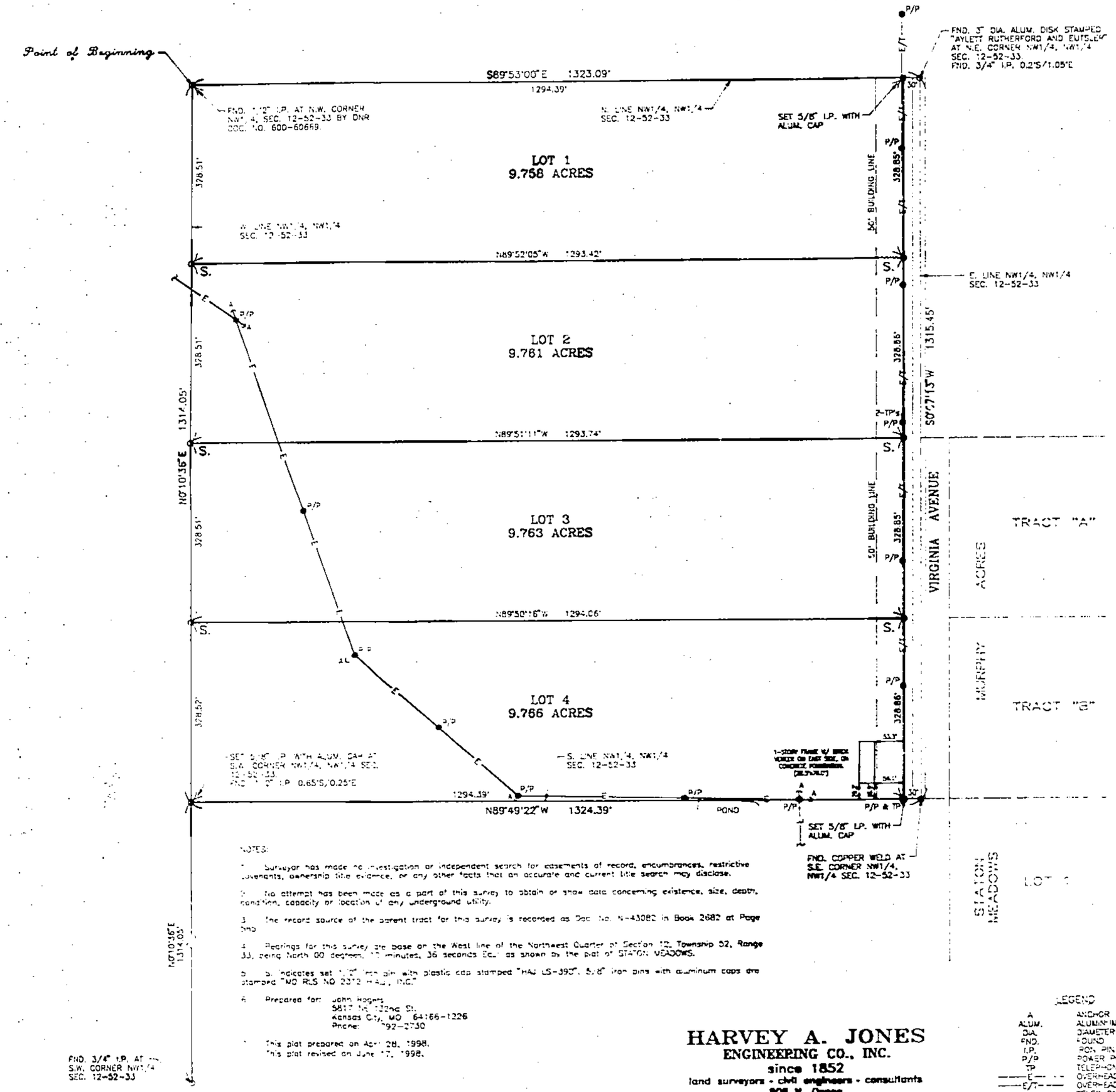
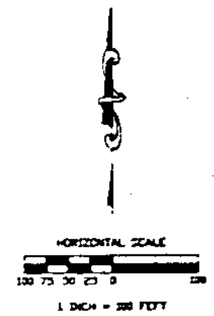
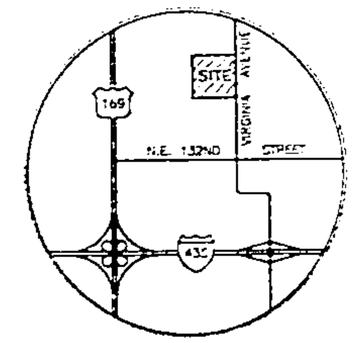
N 97164 JUN 23 1998

STATE OF MO
COUNTY FINANCE INCL
98 JUN 23 A 11:12
Colunit E Sleep 80
CLAY COUNTY
RECORDER OF DEEDS
By Kathy Lemery, Deputy

FINAL PLAT
MAPLE WOODS
LOTS 1 thru 4
SMITHVILLE, CLAY COUNTY, MISSOURI







LOCATION MAP

DESCRIPTION:

A tract part of the Northwest Quarter of the Northwest Quarter of Section 12, Township 52, Range 33, Clay County, Missouri, being more particular described as follows: Beginning at the Northwest corner of the Northwest Quarter of said Section 12; thence along the North line of the Northwest Quarter of the Northwest Quarter of said Section 12, South 89 degrees, 53 minutes, 00 seconds East, 1323.09 feet to the Northeast corner of said Quarter Quarter Section; thence along the East line of said Quarter Quarter Section, South 00 degrees, 07 minutes, 13 seconds West, 1315.45 feet to the Southeast corner of said Quarter Quarter Section; thence along the South line of said Quarter Quarter Section, North 89 degrees, 49 minutes, 22 seconds West, 1324.39 feet to the Southwest corner of said Quarter Quarter Section; thence along the West line of said Quarter Quarter Section, North 00 degrees, 10 minutes, 35 seconds East, 1314.05 feet to the point of beginning, containing 39.954 acres more or less.

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 shall hereafter be known as:

"MAPLE WOODS"

EASEMENTS: An easement or license is hereby granted to the City of Smithville, Missouri to locate, construct and maintain or to authorize the location, construction, maintenance and use of conduits, sewers and water mains, gas, poles or wires, anchors and surface drainage, upon over and under the areas outlined on this plat and designated by the words "Utility Easement" or "U/E", "Sanitary Easement" or "S/E", "Drainage Easement" or "D/E".

STREETS: Streets shown on this plat and not heretofore dedicated to public use as thoroughfares, are hereby so 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 we have hereunto set our hands.

John G. Rogers Jr. — Karen K. Kilmer — Ginger L. Rogers

State of Missouri } ss.
County of Jackson }

On this 18th day of June, A.D., 1998, before me the undersigned Notary Public, personally appeared John G. Rogers, Jr., Karen K. Kilmer and Ginger L. Rogers, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my notarial seal at my office in Kansas City, Missouri the day and year last above written.

TERESA L. BALL
NOTARY PUBLIC STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXP. MAY 18,1999

Teresa L. Ball
Notary Public

My commission expires May 18, 1999

This plat of "MAPLE WOODS" has been submitted to and approved by the Planning Commission this 9 day of June 1998.

Mike Foster, Chairman — Rick Auxier, Secretary

The dedications shown on this plat have been accepted by the City Commission of the City of Smithville, Missouri, this 16 day of June 1998.

Ron Lon Winkle, Mayor — Judy Conn, 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 _____ 19____ in Book _____, Page _____ at _____ AM/PM O'Clock.

Deputy — Register of Deeds

SURVEYORS CERTIFICATION:

I hereby certify that the within plat of "MAPLE WOODS" subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current "Minimum Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers, and Land Surveyors. I further certify that the survey boundary corner monuments were either found or set as indicated on this plat; that the lot corners have been marked with permanent and semi-permanent monumentation as indicated on the plat; that I have complied with all State and County Statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

SURVEYED AND PLATTED BY:
HARVEY A. JONES ENGR. CO., INC.
508 N. Osage Street
Independence, MO 64050
(816) 836-4220

By V. Alan Reedy, Jr.
V. Alan Reedy, Jr.
MO. R.L.S. No. 2312
Date June 17, 1998

OAS-E
10/94 CF

NOTES:

1. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

2. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity or location of any underground utility.

3. The record source of the parent tract for this survey is recorded as Doc. No. K-43082 in Book 2682 at Page 590.

4. Bearings for this survey are base on the West line of the Northeast Quarter of Section 12, Township 52, Range 33, being North 00 degrees, 10 minutes, 35 seconds East as shown by the plat of STATION MEADOWS.

5. S. indicates set 1/2" rebar pin with plastic cap stamped "HAJ LS-390". 5/8" iron pins with aluminum caps are stamped "MO RLS NO 2312 HAJ, INC."

6. Prepared for: John Rogers
5817 N. 132nd St.
Kansas City, MO 64166-1226
Phone: 492-2730

This plat prepared on April 28, 1998.
This plat revised on June 17, 1998.

LEGEND

A	ANCHOR
ALUM.	ALUMINUM
DIA.	DIAMETER
FND.	FOUND
I.P.	IRON PIN
P/P	POWER POLE
TP	TELEPHONE PEDESTAL
——E——	OVERHEAD ELECTRIC LINE
——E/T——	OVERHEAD ELECTRIC AND TELEPHONE LINES

HARVEY A. JONES
ENGINEERING CO., INC.
since 1852
land surveyors - civil engineers - consultants
508 N. Osage
Independence, MO. 64050
Phone: (816) 836-4220 Fax: (816) 836-2929

ACAD FILE: M-1594.DWG
M-1594

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