Clay County, Missouri
Land Survey Document

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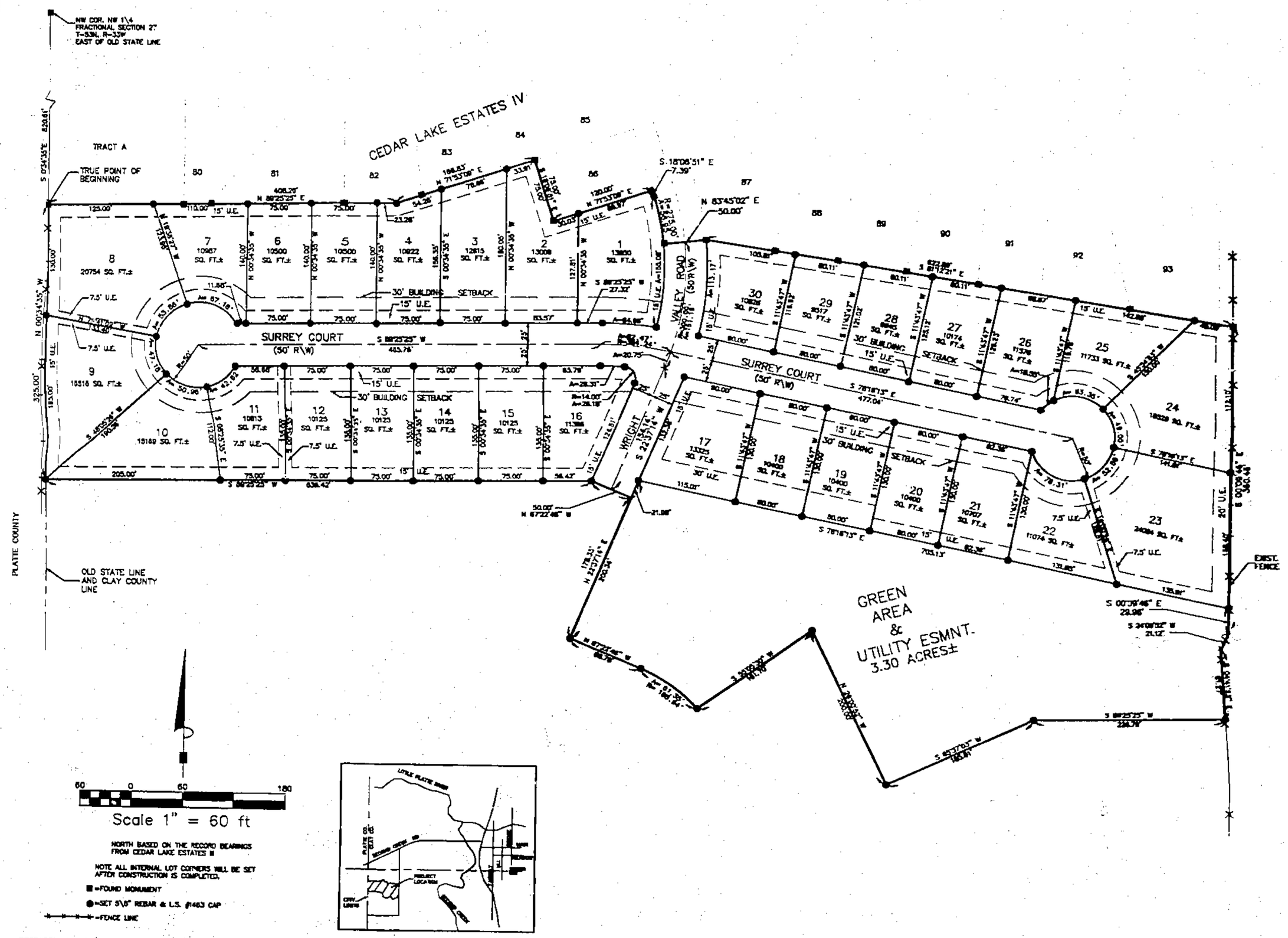
P 9918

CEDAR LAKE ESTATES V

A SUBDIVISION IN THE NW FRACTIONAL 1\4
SEC. 27, T-53-N, R-33-W, SMITHVILLE
CLAY COUNTY, MISSOURI



CLAY COUNTY
RECORD OF INSTR.REC.
93 SEP -9 AM 11:39
Clerk & Recorder
By Mary Mouser Deputy

DESCRIPTION: A TRACT OF LAND IN THE NORTHWEST QUARTER OF FRACTIONAL SECTION 27, EAST OF THE OLD STATE LINE, IN TOWNSHIP 53 NORTH, RANGE 33 WEST, SMITHVILLE, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 27, THAT IS EAST OF THE OLD STATE LINE; THENCE SOUTH 5°34'35" EAST, ALONG THE CLAY COUNTY LINE, 820.61 FEET TO THE TRUE POINT OF BEGINNING, ALSO BEING THE SOUTHWEST CORNER OF CEDAR LAKE ESTATES IV A SUBDIVISION IN SMITHVILLE, CLAY COUNTY, MISSOURI; THENCE CONTINUING THE FOLLOWING BEARINGS AND DISTANCES ALONG THE SOUTHERLY BOUNDARY OF CEDAR LAKE ESTATES IV, NORTH 88°25'25" EAST, 408.26 FEET; THENCE NORTH 71°33'08" EAST, 166.83 FEET; THENCE SOUTH 18°08'51" EAST, 73.00 FEET; THENCE NORTH 71°33'08" EAST, 120.00 FEET; THENCE SOUTH 18°08'51" EAST, 7.39 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, FOR AN ARC LENGTH OF 28.99 FEET AND A CHORD BEARING OF SOUTH 12°10'34" EAST; THENCE NORTH 63°45'02" EAST, 50.00 FEET; THENCE SOUTH 81°12'27" EAST, 622.89 FEET TO AN EXISTING FENCE LINE; THENCE LEAVING SAID SOUTHERLY BOUNDARY OF CEDAR LAKE ESTATES IV AND FOLLOWING ALONG AN EXISTING FENCE LINE THE FOLLOWING BEARINGS AND DISTANCES, SOUTH 8°06'45" EAST, 380.46 FEET; THENCE SOUTH 2°47'15" WEST, 21.72 FEET; THENCE SOUTH 04°47'23" EAST, 91.27 FEET; THENCE LEAVING SAID EXISTING FENCE LINE, SOUTH 88°25'25" WEST, 238.79 FEET; THENCE SOUTH 88°27'00" WEST, 185.00 FEET; THENCE NORTH 28°00'30" WEST, 200.00 FEET; THENCE SOUTH 2°05'30" WEST, 191.70 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1185.00 FEET, FOR AN ARC LENGTH OF 89.38 FEET, AND A CHORD BEARING OF NORTH 39°18'13" WEST; THENCE NORTH 47°27'46" WEST, 68.00 FEET; THENCE NORTH 22°37'14" EAST, 178.36 FEET; THENCE NORTH 67°22'46" WEST, 30.00 FEET; THENCE SOUTH 88°25'25" WEST, 639.42 FEET TO A POINT ON THE CLAY COUNTY LINE; THENCE ALONG THE CLAY COUNTY LINE NORTH 00°34'35" WEST, 325.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 13.52 ACRES MORE OR LESS AND BEING SUBJECT TO ALL PUBLIC ROADS, EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND CONDITIONS, IF ANY, NOW OF RECORD.

DEDICATION: B.G. WRIGHT CONSTRUCTION, INC., A MISSOURI CORPORATION DECLARE THEY ARE THE SOLE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND AND HAVE CAUSED THE SAME TO BE DIVIDED INTO STREETS AND LOTS OF THE SCALE, DIMENSIONS AND LOCATIONS SHOWN ON THIS PLAT WHICH WAS DRAWN BY THEIR AUTHORITY AND UNDER THEIR DIRECTION, SAID PLAT SHALL HEREAFTER BE KNOWN AS:

CEDAR LAKE ESTATES V

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 OF LICENSE IS HEREBY GRANTED TO THE CITY OF SMITHVILLE, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, WATER, GAS, SEWER PIPES, POLES, WIRES, SIDEWALKS, SURFACE DRAINAGE 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.

IN TESTIMONY WHEREOF: B. G. WRIGHT CONSTRUCTION, INC. A MISSOURI CORPORATION, BEING SOLE OWNER OF THE ABOVE DESCRIBED TRACT, HAVE CAUSED THESE PRESENTS TO BE SIGNED AND SEALED THIS 3rd DAY OF September 1993.

Bernie G. Wright, President — Attested Secretary

STATE OF MISSOURI)
COUNTY OF CLAY) SS

IN WITNESS WHEREOF: BE IT REMEMBERED THAT ON THIS 3rd DAY OF September 1993 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME BERNIE G. WRIGHT, PRESIDENT OF B.G. WRIGHT CONSTRUCTION, INC., A MISSOURI CORPORATION, TO ME PERSONALLY KNOWN 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 HEREON, BY AUTHORIZATION OF ITS BOARD OF DIRECTORS. IN TESTIMONY WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DATE LAST ABOVE WRITTEN.

BY: [signature] MY COMMISSION EXPIRES 8-2-1995
NOTARY PUBLIC

THIS PLAT OF CEDAR LAKE ESTATES V HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION THIS 9th DAY OF September 1993.
CHAIRMAN — SECRETARY

THE DEDICATION SHOWN ON THIS PLAT HAS BEEN ACCEPTED BY THE CITY COMMISSION OF THE CITY OF SMITHVILLE, MISSOURI, THIS 16th DAY OF September 1993.
MAYOR — CITY CLERK

STATE OF MISSOURI)
COUNTY OF CLAY) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE ON THE ____ DAY OF ____ 1993 IN BOOK ____ PAGE ____ AT ____ PM/AM O'CLOCK.
DEPUTY — RECORDER OF DEEDS

CERTIFICATION: THIS IS TO CERTIFY THAT THIS SURVEY WAS CREATED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

BY: [signature]
BARTLETT & WEST ENGINEERS, INC.
TERRY L. BRADY NO. P.L.S. 2003
DATE PER. NO. 1993 FILE NO. 93012.000

CAG-E 19645 C

W.O. 8507.000

Bartlett & West Engineers, Inc.
1322 N. 38th St., Joseph, MO 64503 (816) 364-3051
OTHER OFFICES: Lenexa, KS; Topeka, KS; Jefferson City, MO; Springfield, MO; Springfield, TX