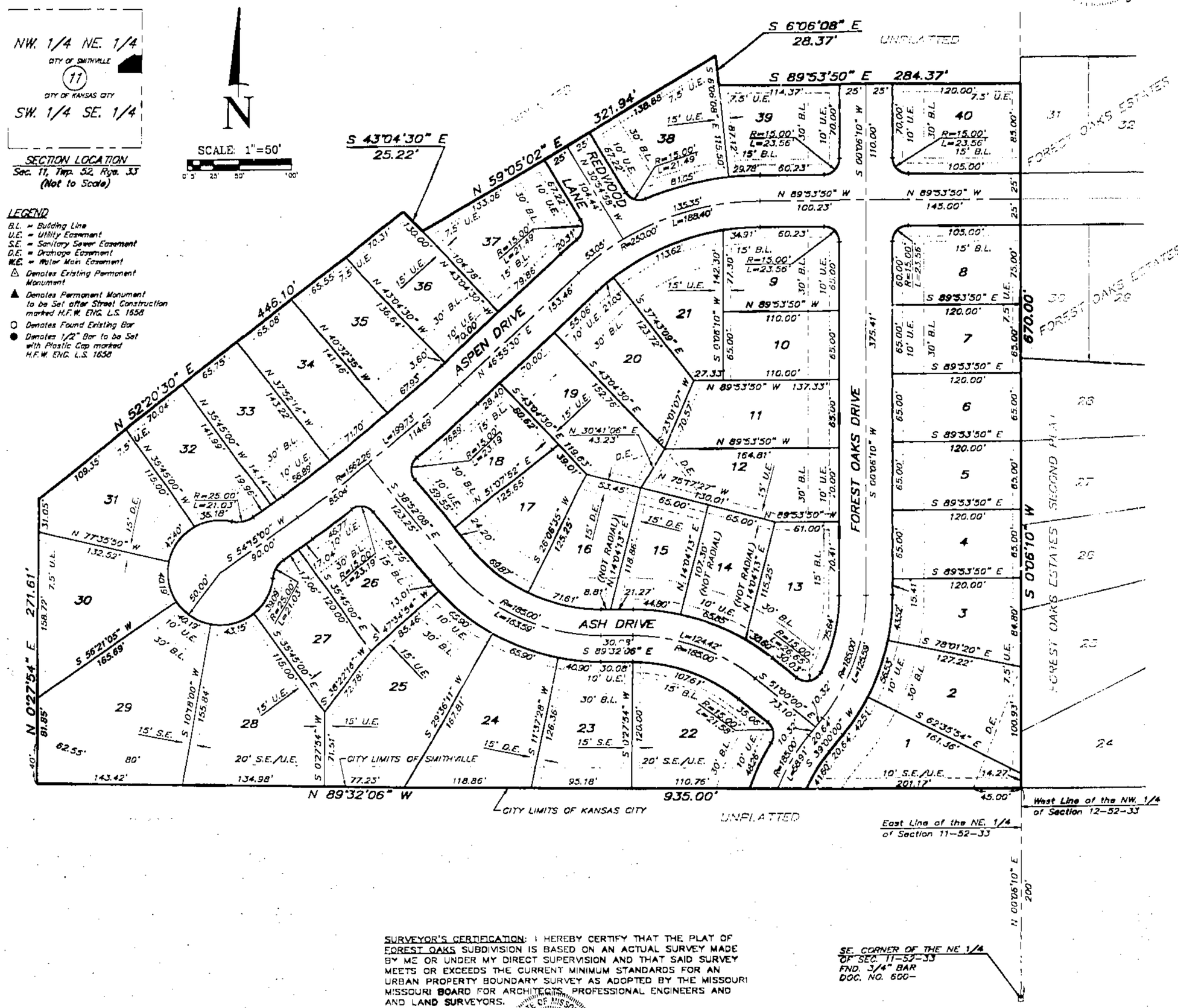
P 14864 OCT 9 1998

FOREST OAKS

A Subdivision in Smithville, Clay County, Missouri



DESCRIPTION: A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 52, RANGE 33 IN SMITHVILLE, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THEN NORTH 0°06'10" EAST ON THE EAST LINE OF SAID QUARTER SECTION, 200 FEET TO THE SOUTHWEST CORNER OF FOREST OAKS ESTATES SECOND PLAT, A SUBDIVISION IN SMITHVILLE, CLAY COUNTY, MISSOURI, FOR A TRUE POINT OF BEGINNING;
THEN NORTH 89°32'06" WEST ON A LINE PARALLEL WITH AND 200 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION 935 FEET;
THEN NORTH 0°27'54" EAST, 271.61 FEET;
THEN NORTH 52°20'30" EAST, 446.10 FEET;
THEN SOUTH 43°04'30" EAST, 25.22 FEET;
THEN NORTH 59°05'02" EAST, 321.94 FEET;
THEN SOUTH 6°06'08" EAST, 28.37 FEET;
THEN SOUTH 89°53'50" EAST, 284.37 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION, BEING ALSO A POINT ON THE WEST LINE OF LOT 31, FOREST OAKS ESTATES, A SUBDIVISION IN SMITHVILLE, CLAY COUNTY, MISSOURI;
THEN SOUTH 0°06'10" WEST ON THE EAST LINE OF SAID QUARTER SECTION (BEING ALSO THE WEST LINE OF FOREST OAKS ESTATES AND FOREST OAK ESTATES SECOND PLAT) 670 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 11.8 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.

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 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 28 DAY OF September, 1998

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

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

ON THIS 28 DAY OF September 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: _____

JUDY L. CLARK
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires 1-8-2001

Judy L. Clark
NOTARY PUBLIC

THIS PLAT OF FOREST OAKS HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION THIS 10th DAY OF MARCH, 1998.

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 MARCH, 1998

MAYOR

(SEAL)

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

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

DEPUTY — REGISTER OF DEEDS

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF FOREST OAKS 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 AN URBAN PROPERTY BOUNDARY SURVEY AS ADOPTED BY THE MISSOURI MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND AND LAND SURVEYORS.

STATE OF MISSOURI — JAMES M. FARROW

JAMES M. FARROW MO. LS NO. 1658
2/25/98

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

HANDS FARROW WEISKIRCH ENGINEERS, INC.
111 NORTH MAIN
INDEPENDENCE, MISSOURI 64050
(816) 254-5000 FAX (816) 252-9712

FOREST OAKS
SMITHVILLE, CLAY COUNTY, MISSOURI

JOB NO.	2382
FILE NO.	2382
DATE	2-3-98
DRAFTER	P.J.S.
CHKD	
REVISIONS	
SHEET NO.	1 of 1

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