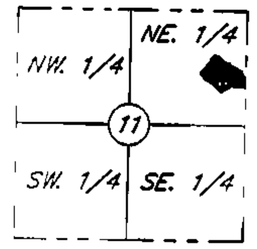
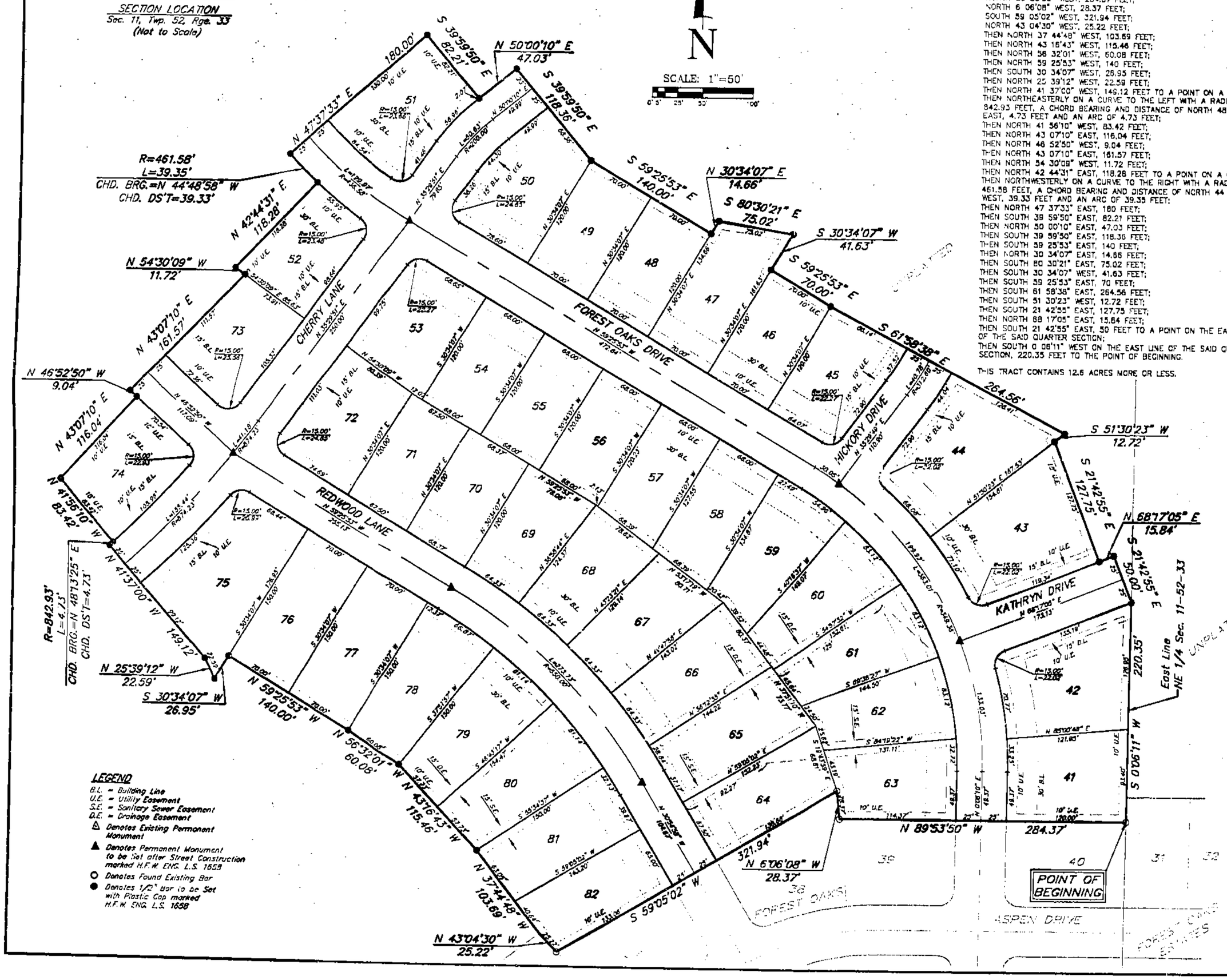
Clay County, Missouri
Land Survey Document

FOREST OAKS SECOND PLAT

A Subdivision in Smithville, Clay County, Missouri



SECTION LOCATION
Sec. 11, 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
△ Denotes Existing Permanent Monument
▲ Denotes Permanent Monument to be Set after Street Construction marked H.F.W. ENG. L.S. 1658
○ Denotes Found Existing Bar
● Denotes 1/2" bar to be Set with Plastic Cap marked H.F.W. ENG. L.S. 1658

DESCRIPTION:

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

BEGINNING AT THE NORTHEAST CORNER OF LOT 40, FOREST OAKS, A SUBDIMSION IN SMITHVILLE, CLAY COUNTY, MISSOURI; THEN SOUTHWESTERLY ON THE NORTH LINE OF SAID FOREST OAKS THE FOLLOWING FOUR COURSES:
NORTH 89 53'50" WEST, 284.37 FEET;
NORTH 6 06'08" WEST, 28.37 FEET;
SOUTH 59 05'02" WEST, 321.94 FEET;
NORTH 43 04'30" WEST, 25.22 FEET;
THEN NORTH 37 44'48" WEST, 103.69 FEET;
THEN NORTH 43 16'43" WEST, 115.46 FEET;
THEN NORTH 56 32'01" WEST, 60.08 FEET;
THEN NORTH 59 25'53" WEST, 140 FEET;
THEN SOUTH 30 34'07" WEST, 26.95 FEET;
THEN NORTH 25 39'12" WEST, 22.59 FEET;
THEN NORTH 41 37'00" WEST, 149.12 FEET TO A POINT ON A CURVE;
THEN NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 842.93 FEET, A CHORD BEARING AND DISTANCE OF NORTH 48 13'25" EAST, 4.73 FEET AND AN ARC OF 4.73 FEET;
THEN NORTH 41 56'10" WEST, 83.42 FEET;
THEN NORTH 43 07'10" EAST, 116.04 FEET;
THEN NORTH 46 52'50" WEST, 9.04 FEET;
THEN NORTH 43 07'10" EAST, 161.57 FEET;
THEN NORTH 54 30'09" WEST, 11.72 FEET;
THEN NORTH 42 44'31" EAST, 118.28 FEET TO A POINT ON A CURVE;
THEN NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 461.58 FEET, A CHORD BEARING AND DISTANCE OF NORTH 44 48'58" WEST, 39.33 FEET AND AN ARC OF 39.35 FEET;
THEN NORTH 47 37'33" EAST, 180 FEET;
THEN SOUTH 39 59'50" EAST, 82.21 FEET;
THEN NORTH 50 00'10" EAST, 47.03 FEET;
THEN SOUTH 39 59'50" EAST, 118.36 FEET;
THEN SOUTH 59 25'53" EAST, 140 FEET;
THEN NORTH 30 34'07" EAST, 14.66 FEET;
THEN SOUTH 80 30'21" EAST, 75.02 FEET;
THEN SOUTH 30 34'07" WEST, 41.63 FEET;
THEN SOUTH 59 25'53" EAST, 70 FEET;
THEN SOUTH 61 58'38" EAST, 264.56 FEET;
THEN SOUTH 51 30'23" WEST, 12.72 FEET;
THEN SOUTH 21 42'55" EAST, 127.75 FEET;
THEN NORTH 68 17'05" EAST, 15.84 FEET;
THEN SOUTH 21 42'55" EAST, 50 FEET TO A POINT ON THE EAST LINE OF THE SAID QUARTER SECTION;
THEN SOUTH 0 06'11" WEST ON THE EAST LINE OF THE SAID QUARTER SECTION, 220.35 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 12.6 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 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 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 26 DAY OF May, 2000

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

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

ON THIS 26 DAY OF May 2000, 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:
NOTARY PUBLIC

THIS PLAT OF FOREST OAKS SECOND PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION THIS 12TH DAY OF APRIL, 1999.

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 20TH DAY OF APRIL, 1999

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

SEE BOOK ____ PAGE ____

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF FOREST OAKS SECOND PLAT 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 L "2" PROPERTY BOUNDARY SURVEY AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JAMES N. FARROW NO. LS NO 1658
12-23-98

SIGNATURE AND STAMP IN PURPLE 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 SECOND PLAT
SMITHVILLE, CLAY COUNTY, MISSOURI

JOB NO.	2561
FILE	PLAT
DATE	12/23/98
DRAFTER	C.N.S.
CHKD.	
APPRVD.	
REVISIONS	
SHEET NO.	1 OF 1

http://www.ClayCoGov.com