Clay County, Missouri
Land Survey Document

FINAL PLAT 0 19499 OCT 16 [illegible]

CLAY COUNTY
RECORDER OF DEEDS
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RECORDER OF DEEDS

KINDRED HEIGHTS 7TH ADDITION, PLAT 1

A MAJOR SUBDIVISION IN NORTH ONE-HALF OF SECTION 26, T53N, R33W CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI

by Mindy Metcalf, Deputy

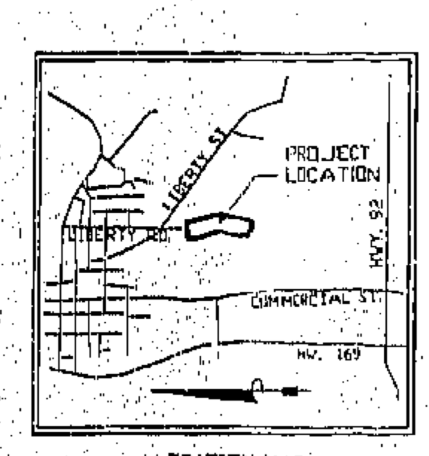
DESCRIPTION: A TRACT OF LAND IN THE NORTH HALF OF SECTION 26, TOWNSHIP 53 NORTH, RANGE 33 WEST, CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, THAT IS NORTH 00°22'03" WEST, 287.46 FEET FROM A FOUND BAR MONUMENTING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 66°35'21" WEST, 42.41 FEET; THENCE NORTH 19°54'03" EAST, 35.21 FEET; THENCE NORTH 70°05'57" WEST, 180.49 FEET; THENCE NORTH 19°08'14" EAST, 189.18 FEET; THENCE NORTH 18°07'20" EAST, 50.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, FOR AN ARC LENGTH OF 18.11 FEET AND CHORD BEARING OF NORTH 73°36'25" WEST; THENCE NORTH 16°54'18" EAST, 474.72 FEET; THENCE NORTH 28°46'59" WEST, 211.20 FEET; THENCE NORTH 23°42'13" WEST, 82.50 FEET; THENCE NORTH 20°18'03" WEST, 68.92 FEET; THENCE NORTH 03°41'53" WEST, 86.02 FEET; THENCE NORTH 00°21'57" WEST, 111.58 FEET, TO THE SOUTHWEST CORNER OF LOT 24 IN KINDRED HEIGHTS; THENCE NORTH 89°38'03" EAST, ALONG THE SOUTH LINE OF KINDRED HEIGHTS, 180.00 FEET TO THE SOUTHEAST CORNER OF LIBERTY ROAD RIGHT-OF-WAY AS DEDICATED IN SAID KINDRED HEIGHTS SUBDIVISION; THENCE SOUTH 00°21'57" EAST, 120.09 FEET; THENCE NORTH 89°38'03" EAST, 125.00 FEET; THENCE SOUTH 16°53'48" EAST, 64.39 FEET; THENCE SOUTH 30°08'30" EAST, 274.96 FEET; THENCE SOUTH 20°21'54" EAST, 115.47 FEET; THENCE SOUTH 06°49'09" WEST, 115.42 FEET; THENCE SOUTH 13°24'26" WEST, 112.63 FEET; THENCE SOUTH 19°54'03" WEST, 601.91 FEET; THENCE SOUTH 87°43'54" WEST, 94.67 FEET TO THE POINT OF BEGINNING. CONTAINING 9.62 ACRES, MORE OR LESS, SUBJECT TO ALL PUBLIC ROADS, EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND CONDITIONS, IF ANY NOW OF RECORD.

DEDICATION: THE UNDERSIGNED OWNERS DECLARE THAT THEY ARE THE SOLE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND AND HAVE CAUSED THE SAME TO BE DIVIDED INTO THE STREETS AND LOTS OF THE SIZES, DIMENSIONS AND LOCATIONS SHOWN ON THIS PLAT WHICH WAS DRAWN BY THEIR AUTHORITY AND UNDER THEIR DIRECTION. SAID PLAT SHALL HEREAFTER BE KNOWN AS:

KINDRED HEIGHTS 7TH ADDITION, PLAT 1

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 OWNERS DO 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 OR 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 AND SEWER PIPE, POLES, WIRES AND 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 THEREFORE.

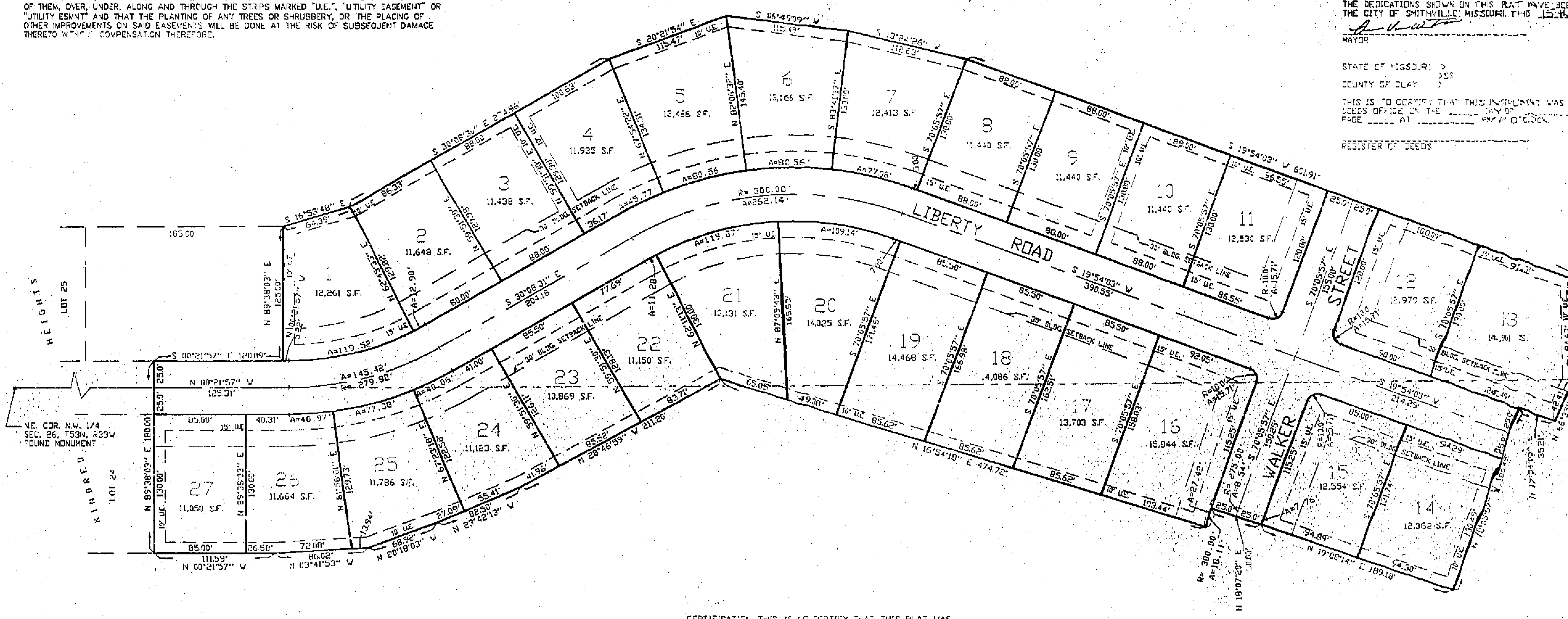


LOCATION MAP
NO SCALE

Scale 1" = 50'

NORTH BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 26, ASSUMED TO BEAR NORTH 00°22'03" W

5/8"X24" BARS TO BE SET AT ALL LOT CORNERS AFTER SITE GRADING IS COMPLETE



IN TESTIMONY WHEREOF KINDRED INVESTMENT COMPANY, INC. AND LOULA BETHENE KINDRED, TRUSTEE UNDER THE LOULA BETHENE KINDRED SELF DECLARATION OF TRUST BEING THE SOLE OWNERS OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THESE PRESENTS TO BE SIGNED AND SEALED THIS ______ DAY OF ______________, 2000.

Charles A. Kindred
CHARLES A. KINDRED, PRESIDENT

Collins F. Kindred
COLLINS F. KINDRED, SEC./TRES.

Loula Bethene Kindred, Trustee
LOULA BETHENE KINDRED, TRUSTEE

STATE OF MISSOURI)
)SS
COUNTY OF Platte)

IN WITNESS WHEREOF:
BE IT REMEMBERED THAT ON THIS 09 DAY OF OCTOBER, 2000, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED CHARLES A. KINDRED, TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF KINDRED INVESTMENT COMPANY, INC. A MISSOURI CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND ACKNOWLEDGES THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

BY: Pamela S. Guyer
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-16-2002

PAMELA S. GUYER
Notary Public - Notary Seal
STATE OF MISSOURI
Platte County
My Commission Expires: Oct. 16, 2002

STATE OF MISSOURI)
)SS
COUNTY OF Platte)

IN WITNESS WHEREOF:
BE IT REMEMBERED THAT ON THIS 09 DAY OF OCTOBER, 2000 CAME LOULA BETHENE KINDRED TRUSTEE UNDER THE LOULA BETHENE KINDRED SELF DECLARATION OF TRUST, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Pamela S. Guyer
NOTARY PUBIC
MY COMMISSION EXPIRES 10-16-2002

PAMELA S. GUYER
Notary Public - Notary Seal
STATE OF MISSOURI
Platte County
My Commission Expires: Oct. 16, 2002

THIS PLAT OF "KINDRED HEIGHTS 7TH ADDITION, PLAT 1" HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANING COMMISSION THIS 8th DAY OF FEBRUARY 2000.

[signature]
CHAIRMAN

[signature]
SECRETARY

THE DEDICATIONS SHOWN ON THIS PLAT HAVE BEEN ACCEPTED BY THE CITY COMMISSION OF THE CITY OF SMITHVILLE, MISSOURI, THIS 15th DAY OF FEBRUARY, 2000.

[signature]
MAYOR

[signature]
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 ______________, 2000, IN BOOK ________ AT PAGE _____ AT __________ PM/AM O'CLOCK.

REGISTER OF DEEDS

DEPUTY

CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

Terry L. Ringot
BY: BARTLETT & WEST ENGINEERS, INC.
TERRY L. RINGOT MO. R.L.S. #1559
JAN. 20, 2000 W.O. 8572.002

PREPARED FOR: KINDRED INVESTMENT CO.
P.O. BOX 450
SMITHVILLE, MISSOURI 64089

Bartlett & West Engineers, Inc.

PCE
10/31/00 ep

http://www.ClayCoGov.com