Clay County, Missouri
Land Survey Document

Q59296 JUL 1 9 2001

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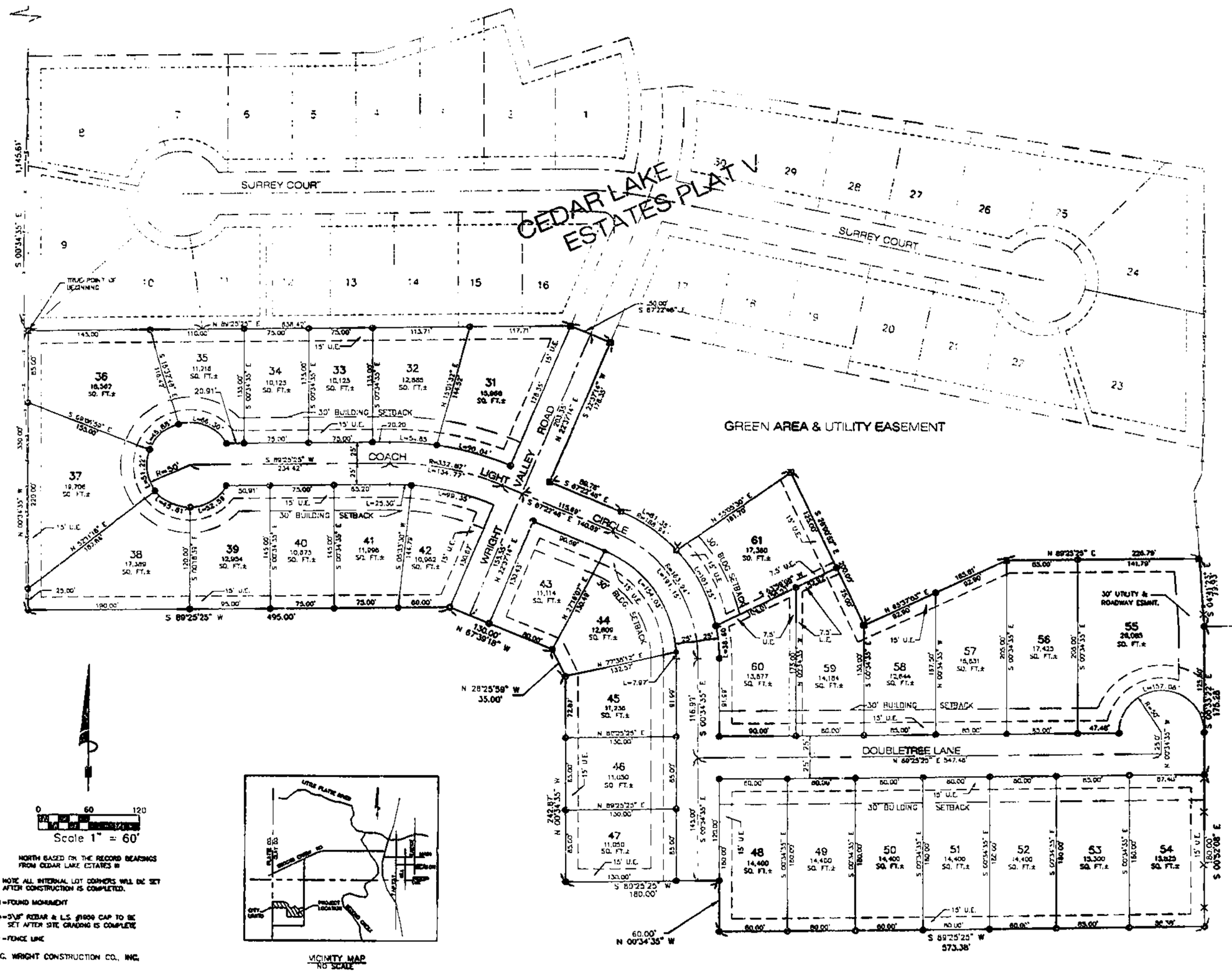
CAB E Sheet 1&1

by Debra Bles
Deputy

CEDAR LAKE ESTATES VI

A SUBDIVISION IN THE NW FRACTIONAL 1\4
SEC. 27, T53N, R33W, SMITHVILLE
CLAY COUNTY, MISSOURI

NW COR NW 1/4
FRACTIONAL, SECTION 27
T-53 NORTH, R-33 WEST
EAST OF OLD STATE LINE



0 60 120
Scale 1" = 60'

NORTH BASED ON THE RECORD BEARINGS FROM CEDAR LAKE ESTATES III

NOTE: ALL INTERNAL LOT CORNERS WILL BE SET AFTER CONSTRUCTION IS COMPLETED.

⊠ = FOUND MONUMENT

⊕ = 5/8" REBAR & L.S. #1606 CAP TO BE SET AFTER SITE GRADING IS COMPLETE

—x—x—x— = FENCE LINE

PREPARED FOR: B.C. WRIGHT CONSTRUCTION CO., INC.

VICINITY MAP
NO SCALE

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 0°34'35" EAST, ALONG THE CLAY COUNTY LINE, 1145.61 FEET TO THE TRUE POINT OF BEGINNING, ALSO BEING THE SOUTHWEST CORNER OF CEDAR LAKE ESTATES V, A SUBDIVISION IN SMITHVILLE, CLAY COUNTY, MISSOURI; THENCE CONTINUING THE FOLLOWING BEARINGS AND DISTANCES ALONG THE SOUTHERLY BOUNDARY OF CEDAR LAKE ESTATES V, NORTH 89°23'25" EAST, 538.42'; THENCE SOUTH 6°22'46" EAST, 30.00 FEET; THENCE SOUTH 22°37'14" WEST, 175.35 FEET; THENCE SOUTH 67°22'46" EAST, 68.78 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 136.94 FEET, AN ARC LENGTH OF 81.55 FEET AND A CHORD MEANING OF SOUTH 50°19'37" EAST; THENCE NORTH 35°55'30" EAST, 181.70 FEET; THENCE SOUTH 28°00'30" EAST, 200.00 FEET; THENCE NORTH 63°27'03" EAST, 183.81 FEET; THENCE NORTH 89°23'25" EAST, 226.79 FEET TO AN EXISTING FENCE LINE; THENCE LEAVING SAID SOUTHERLY BOUNDARY OF CEDAR LAKE ESTATES V AND FOLLOWING ALONG AN EXISTING FENCE LINE THE FOLLOWING BEARINGS AND DISTANCES, SOUTH 04°41'33" EAST, 75.93 FEET; THENCE SOUTH 00°37'07" EAST, 173.28 FEET; THENCE SOUTH 00°12'08" EAST, 180.00 FEET; THENCE LEAVING SAID FENCE LINE, SOUTH 89°25'25" WEST, 573.38 FEET; THENCE NORTH 00°34'35" WEST, 60.00 FEET; THENCE SOUTH 89°25'25" WEST, 180.00 FEET; THENCE NORTH 00°34'35" WEST, 243.87 FEET; THENCE NORTH 89°23'38" WEST, 30.00 FEET; THENCE NORTH; 87°30'16" WEST, 130.00 FEET; THENCE SOUTH 89°25'25" WEST, 495.00 FEET TO A POINT ON THE CLAY COUNTY LINE; THENCE ALONG THE CLAY COUNTY LINE, NORTH 00°34'35" WEST, 330.00 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 12.45 ACRES MORE OR LESS AND BEING SUBJECT TO ANY PUBLIC ROADS, EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS OR CONDITIONS, IF ANY, NOW OF RECORD.

DEDICATION: B.C. WRIGHT CONSTRUCTION, INC., A MISSOURI CORPORATION DECLARE THEY ARE THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND HAVE CAUSED THE SAME TO BE DIVIDED INTO STREETS AND LOTS OF THE SIZES, DIVISIONS 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 VI

THE STREETS AND OTHER PUBLIC RIGHT-OF-WAYS SHOWN ON THIS PLAT, AND NOT HEREINBEFORE 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 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, SEWER PIPE, POLES, WIRES, SURFACE DRAINAGE OR ANY OR ALL OF THEM, OVER UNDER, ALONG AND THROUGH THE STRIPS MARKED "U.E.", "UTILITY EASEMENT" OR "UTILITY EGMNT" 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.

IN TESTIMONY WHEREOF: B. C. WRIGHT CONSTRUCTION, INC. A MISSOURI CORPORATION, BEING SOLE OWNER OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THESE PRESENTS TO BE SIGNED IN THEIR NAME THIS _____ DAY OF _____, 2001.

BERNIE C. WRIGHT, PRESIDENT — ATTESTED SECRETARY

STATE OF MISSOURI } SS
COUNTY OF CLAY }

IN WITNESS WHEREOF: BE IT REMEMBERED THAT ON THE 11 DAY OF July, 2001 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME BERNIE C. WRIGHT, PRESIDENT OF B.C. 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 SEAL AFFIXED HERETO, 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: Cynthia L. Clough NOTARY PUBLIC — MY COMMISSION EXPIRES 12-7-01

THIS PLAT OF CEDAR LAKE ESTATES VI HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION THIS 26 DAY OF October, 2000

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 October, 2000

MAYOR — CITY CLERK

STATE OF MISSOURI } SS
COUNTY OF CLAY }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE ON THE _____ DAY OF _____, 2001 IN BOOK _____ PAGE _____ AT _____ PM/AM/O'CLOCK.

DEPUTY — RECORDER OF DEEDS

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

BY: Terry L. Bright
BARTLETT & WEST ENGINEERS, INC.
TERRY L. WRIGHT NO. P.L.S. #1606
DATE MAY 30, 2001 FILE NO. 0307.003

Clab. E
10/19/01
DDA

Bartlett & West Engineers, Inc.
1322 N. 30th St. Joplin, MO 64804 (816) 364-3551
OTHER OFFICES: Lenexa, KS Topeka, KS
Jefferson City, MO Olathe, KS Springfield, TN

W.O. 0307.003
DRW. JW