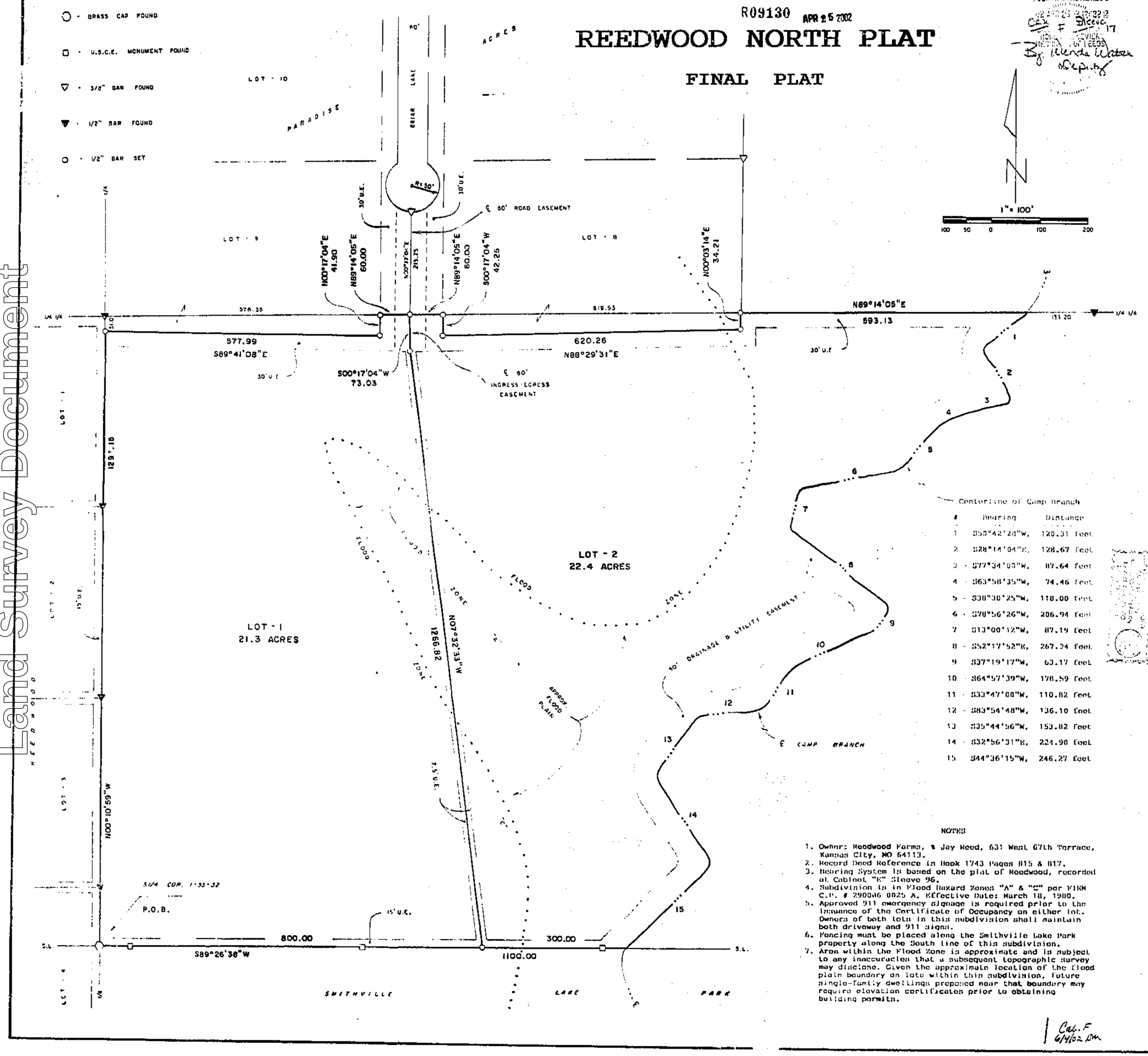
Clay County, Missouri
Land Survey Document

R09130 APR 25 2002

REEDWOOD NORTH PLAT

FINAL PLAT



Centerline of Camp Branch

#	Bearing	Distance
1	S50°42'28"W,	120.31 feet
2	S28°14'04"E,	128.67 feet
3	S77°34'00"W,	87.64 feet
4	S63°58'35"W,	74.46 feet
5	S38°30'25"W,	118.00 feet
6	S78°56'26"W,	206.94 feet
7	S13°00'12"W,	87.19 feet
8	S52°17'52"E,	267.34 feet
9	S37°19'17"W,	63.17 feet
10	S64°57'39"W,	178.59 feet
11	S33°47'00"W,	110.82 feet
12	S83°54'48"W,	136.10 feet
13	S35°44'56"W,	153.82 feet
14	S32°56'31"E,	224.90 feet
15	S44°36'15"W,	246.27 feet

NOTES

1. Owner: Reedwood Farms, % Jay Reed, 631 West 67th Terrace, Kansas City, MO 64113.
2. Record Deed Reference in Book 1743 Pages 815 & 817.
3. Bearing System is based on the plat of Reedwood, recorded at Cabinet "K" Sleeve 96.
4. Subdivision is in Flood Hazard Zones "A" & "C" per FIRM C.P. # 290046 0025 A, Effective Date: March 18, 1980.
5. Approved 911 emergency signage is required prior to the issuance of the Certificate of Occupancy on either lot. Owners of both lots in this subdivision shall maintain both driveway and 911 signs.
6. Fencing must be placed along the Smithville Lake Park property along the South line of this subdivision.
7. Area within the Flood Zone is approximate and is subject to any inaccuracies that a subsequent topographic survey may disclose. Given the approximate location of the flood plain boundary on lots within this subdivision, future single-family dwellings proposed near that boundary may require elevation certificates prior to obtaining building permits.

Cal. F
6/4/02 DM

DESCRIPTION

That portion of the S½ of the SW¼ of Section 1, Township 53 North of the Base Line, Range 32 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at the SW corner of said Section 1; thence N00°10'59"W, 1297.15 feet along the West line of said SW¼; thence S89°41'08"E, 577.99 feet; thence N00°17'04"E, 71.90 feet to the North line of said S½ SW¼; thence N89°14'05"E, 120.00 feet along said North line; thence S00°17'04"W, 72.25 feet; thence N88°29'31"E, 620.26 feet; thence N00°03'14"E, 34.21 feet to said North line; thence N89°14'05"E, 593.13 feet along said North line to the centerline of Camp Branch; thence Southwesterly along said centerline the following course; S50°42'28"W, 120.31 feet; S28°14'04"E, 128.67 feet; S77°34'00"W, 87.64 feet; S63°58'35"W, 74.46 feet; S38°30'25"W, 118.00 feet; S78°56'26"W, 206.94 feet; S13°00'12"W, 87.19 feet; S52°17'52"E, 267.34 feet; S37°19'17"W, 63.17 feet; S64°57'39"W, 178.59 feet; S33°47'00"W, 110.82 feet; S83°54'48"W, 136.10 feet; S35°44'56"W, 153.82 feet; S32°56'31"E, 224.90 feet; S44°36'15"W, 246.27 feet to the South line of said S½ SW¼; thence S89°26'38"W, 1100.00 feet along said South line to the point of beginning. Said portion contains 43.7 acres and is subject to all easements, restrictions, reservations and right of ways of record.

DEDICATION

EASEMENTS : An easement or license is hereby granted to Clay County, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U.E.). All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or there over any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Clay County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement.

STREETS : The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES : Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

The undersigned proprietors of the described tract have caused the same to be subdivided as shown on this plat, which subdivision shall be known as REEDWOOD NORTH PLAT and shall consist of a total of two (2) lots.

In testimony whereof, Thomas J. Wood, a General Partner of Reedwood Farms, has subscribed his name this 25TH day of FEBRUARY, 2002.

Thomas J. Wood

Be it remembered that on this 22nd day of FEBRUARY, 2002, before me, a Notary Public in and for said County & State, personally appeared the above personal, who executed the foregoing instrument and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

Notary Public

My commission expires : 4/25/03

In testimony whereof, Pamela A. Benedetti, a General Partner of Reedwood Farms, has subscribed her name this 25TH day of FEBRUARY, 2002.

Pamela A. Benedetti

Be it remembered that on this 25th day of FEBRUARY, 2002, before me, a Notary Public in and for said County & State, personally appeared the above personal, who executed the foregoing instrument and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

STATE OF COLORADO)
COUNTY OF BOULDER)

Notary Public

My commission expires : 6/22/04

APPROVALS AND ACCEPTANCES

This REEDWOOD NORTH PLAT has been submitted to and considered by Clay County Planning and Zoning Commission, and is hereby Approved/Rejected this 7th day of February, 2002.

Chairman, Planning Commission

Director, Planning Commission

Presiding Commissioner

Western Commissioner

Eastern Commissioner

County Counselor

Easement & right-of-way accepted by Governing Body of Clay County, MO, this 25th day of February, 2002.

County Clerk

Entered for record this 2nd day of April, 2002.

County Recorder

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Missouri and this survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers & Land Surveyors, effective December 30, 1994. 4 CSR 30-8.020.

Date: 2-15-02 Signed: Terry M. McCaloss MO REG # 2143

If this document does not have an embossed seal, it should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

M & M LAND SURVEYING SERVICE, INC.
806 EAST MAIN STREET
PO BOX 83
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

STATE OF MISSOURI
TERRY M. McCALLESS
NUMBER 2143
REGISTERED LAND SURVEYOR

SURVEY FOR: JAY REED
KANSAS CITY , MO.

Date: 12-14-2001 | Field Book: 01-247 | Project #: 01-7831

http://www.ClayCoGov.com