Clay County, Missouri
Land Survey Document

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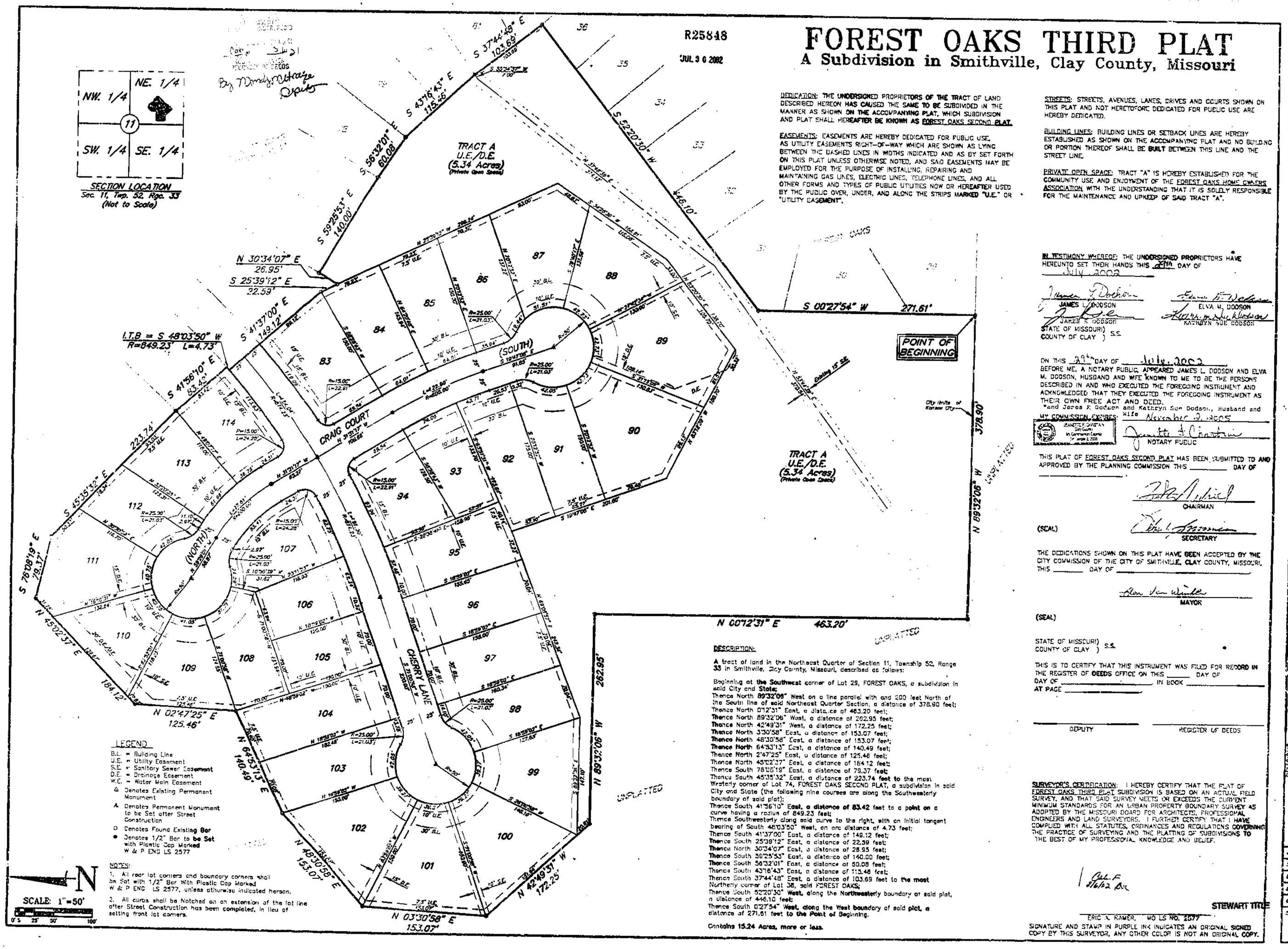
R25848

JUL 3 0 2002

FOREST OAKS THIRD 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
W.E. = Water Main Easement
△ Denotes Existing Permanent Monument
▲ Denotes Permanent Monument to be Set after Street Construction
○ Denotes Found Existing Bar
● Denotes 1/2" Bar to be Set with Plastic Cap Marked W & P ENG LS 2577

NOTES:

1. All rear lot corners and boundary corners shall be Set with 1/2" Bar With Plastic Cap Marked W & P ENG LS 2577, unless otherwise indicated hereon.
2. All curbs shall be Notched on an extension of the lot line after Street Construction has been completed, in lieu of setting front lot corners.

N

SCALE: 1"=50'

0' 5 25' 50' 100'

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".

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.

PRIVATE OPEN SPACE: TRACT "A" IS HEREBY ESTABLISHED FOR THE COMMUNITY USE AND ENJOYMENT OF THE FOREST OAKS HOME OWNERS ASSOCIATION WITH THE UNDERSTANDING THAT IT IS SOLELY RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF SAID TRACT "A".

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS HAVE HEREUNTO SET THEIR HANDS THIS 29th DAY OF July, 2002

James L. Dodson — JAMES L. DODSON
Elva M. Dodson — ELVA M. DODSON
James R. Dodson — JAMES R. DODSON
Kathryn Sue Dodson — KATHRYN SUE DODSON

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

ON THIS 29th DAY OF July, 2002 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.
*and James R. Dodson and Kathryn Sue Dodson, Husband and Wife

MY COMMISSION EXPIRES: November 2, 2005

JEANETTE F. CONSTRAM
Clay County
My Commission Expires
November 2, 2005

Jeanette F. Constram
NOTARY PUBLIC

THIS PLAT OF FOREST OAKS SECOND PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION THIS _____ DAY OF _____

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 _____ DAY OF _____

Alan Van Winkle
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 _____ IN BOOK _____ AT PAGE _____

DEPUTY — REGISTER OF DEEDS

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 Southwest corner of Lot 29, FOREST OAKS, a subdivision in said City and State;
Thence North 89°32'06" West on a line parallel with and 200 feet North of the South line of said Northeast Quarter Section, a distance of 378.90 feet;
Thence North 0°12'31" East, a distance of 463.20 feet;
Thence North 89°32'06" West, a distance of 262.95 feet;
Thence North 42°49'31" West, a distance of 172.25 feet;
Thence North 3°30'58" East, a distance of 153.07 feet;
Thence North 48°30'58" East, a distance of 153.07 feet;
Thence North 64°53'13" East, a distance of 140.49 feet;
Thence North 2°47'25" East, a distance of 125.46 feet;
Thence North 45°02'37" East, a distance of 184.12 feet;
Thence South 76°08'19" East, a distance of 79.37 feet;
Thence South 45°35'32" East, a distance of 223.74 feet to the most Westerly corner of Lot 74, FOREST OAKS SECOND PLAT, a subdivision in said City and State (the following nine courses are along the Southwesterly boundary of said plat);
Thence South 41°56'10" East, a distance of 83.42 feet to a point on a curve having a radius of 849.23 feet;
Thence Southwesterly along said curve to the right, with an initial tangent bearing of South 48°03'50" West, an arc distance of 4.73 feet;
Thence South 41°37'00" East, a distance of 149.12 feet;
Thence South 25°39'12" East, a distance of 22.59 feet;
Thence North 30°34'07" East, a distance of 26.95 feet;
Thence South 59°25'53" East, a distance of 140.00 feet;
Thence South 56°32'01" East, a distance of 50.08 feet;
Thence South 43°16'43" East, a distance of 115.46 feet;
Thence South 37°44'48" East, a distance of 103.69 feet to the most Northerly corner of Lot 36, said FOREST OAKS;
Thence South 52°20'30" West, along the Northwesterly boundary of said plat, a distance of 446.10 feet;
Thence South 0°27'54" West, along the West boundary of said plat, a distance of 271.61 feet to the Point of Beginning.

Contains 15.24 Acres, more or less.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF FOREST OAKS THIRD PLAT SUBDIVISION IS BASED ON AN ACTUAL FIELD SURVEY, AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR AN URBAN PROPERTY BOUNDARY SURVEY AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

8/6/02

STEWART TITLE

ERIC C. RAMER, MO LS NO. 2577

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

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX (816)252-9712
WPE@SHEEL.NET

FINAL PLAT
FOREST OAKS THIRD PLAT
IN THE N.E. 1/4 OF SEC. 11, TWP. 52, RNG. 33
SMITHVILLE, CLAY COUNTY, MISSOURI

REV	REVISIONS RECORD DAY	DATE

JOB NO.	2800
SCALE	NOTED
DATE	5/23/01
DRAFTER	C.N.S.
CHK'D	B.P.
SHEET NO.	1 of 1