Filed for Record this _____ day of _____ 200_
_____ o'clock _____ M.
Recorded in Book _____ at Page _____
Director of Records

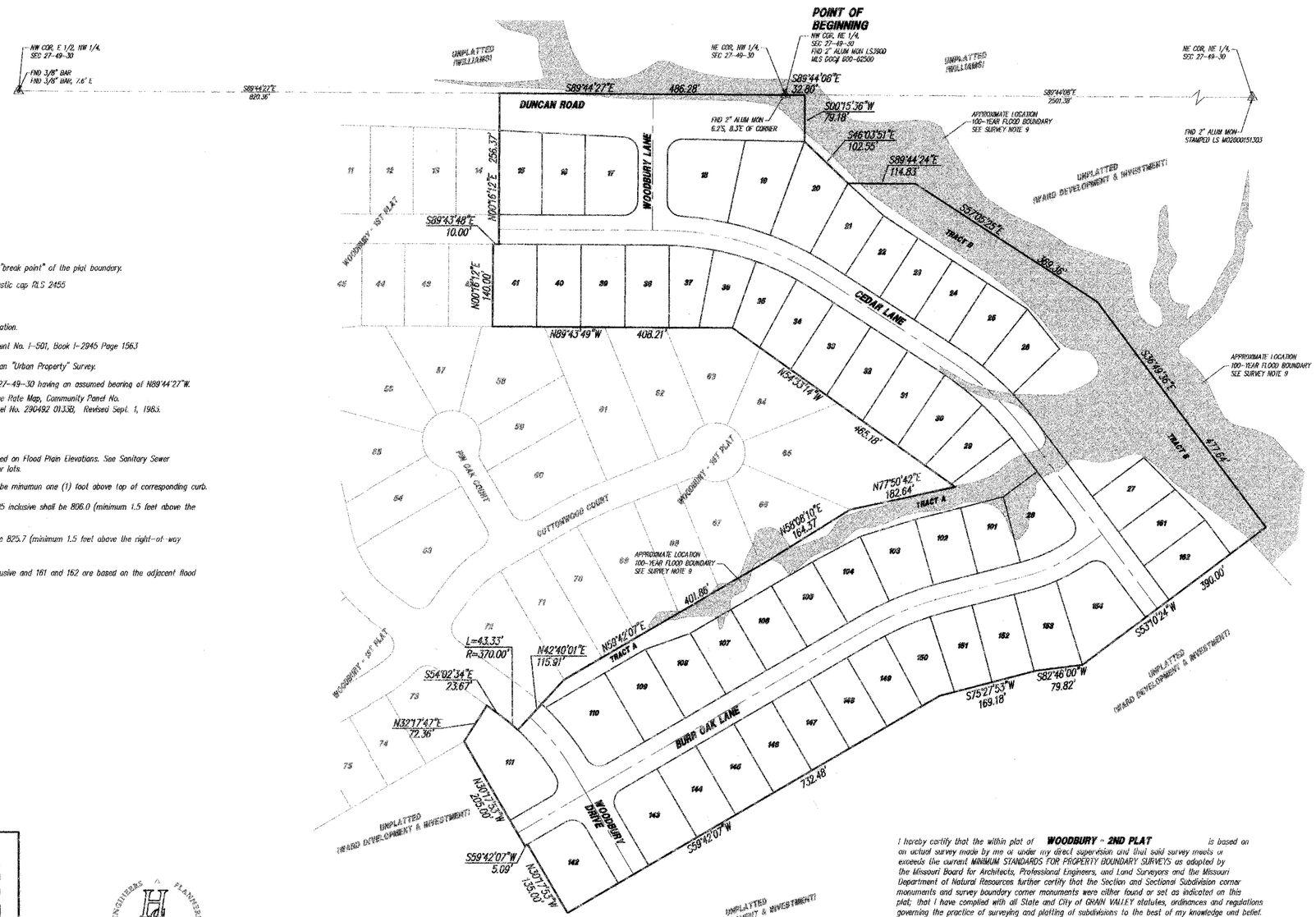
By _____
Deputy

Recording Fee _____

FINAL PLAT
WOODBURY - 2ND PLAT
LOTS 15 thru 41, LOTS 101 thru 111
LOTS 142 thru 154 and LOTS 161 thru 162
Section 27, Township 49, Range 30
Grain Valley, Jackson County, Missouri

N

100 0 100
SCALE IN FEET



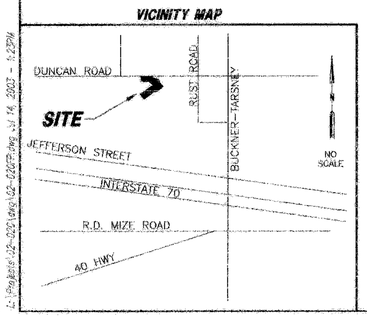
SURVEY NOTES:

1. ⊕ Denotes Found Monumentation as noted.
2. Set 5/8" Iron Bar with Aluminum Cap RLS 2455 at each "break point" of the plat boundary.
3. All rear lot corners to be set with 1/2" Iron Bars with plastic cap RLS 2455 unless noted otherwise.
4. Curbs to be marked at extension of lot lines.
5. Street C/L to be marked with semi permanent monumentation.
6. The Parent Tract for this Survey is Trustee's Deed Document No. I-501, Book I-2945 Page 1563
7. This Survey meets or exceeds the accuracy standards of an "Urban Property" Survey.
8. Bearings are based on the North Line E1/2-NW1/4 Sec. 27-49-30 having an assumed bearing of N89°44'27"W.
9. 100-Year Flood Boundary taken from FIRM, Flood Insurance Rate Map, Community Panel No. 290492 0141B, Revised Sept. 1, 1983 and Community Panel No. 290492 0133B, Revised Sept. 1, 1983.

MINIMUM ELEVATIONS:

1. Minimum Basement Floor Elevations (MBF) shown are based on Flood Plain Elevations. See Sanitary Sewer Plans for this plat as prepared by this office for all other lots.
2. Minimum Low Openings (MLO) at the front of all lots to be minumun one (1) foot above top of corresponding curb.
3. Minimum Low Opening (MLO) for lots 28, 29, 101 thru 105 inclusive shall be 806.0 (minimum 1.5 feet above the right-of-way line of the low point on Cedar Drive).
4. Minimum Low Opening (MLO) for lots 110 and 111 shall be 825.7 (minimum 1.5 feet above the right-of-way line at the low point on Woodbury Drive.
5. The Minimum Low Opening (MLO) for lots 19 thru 27 inclusive and 161 and 162 are based on the adjacent flood plain elevation.

VICINITY MAP



Hamilton, Sterrett & Dooley
231 S.W. Noel
Lee's Summit, Missouri 64063
816-525-4844

DEVELOPER

Ward Development and Investment, Inc.
620 N. Outer Road
Grain Valley, MO. 64029
816-229-8115

I hereby certify that the within plat of **WOODBURY - 2ND PLAT** 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 PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources further certify that the Section and Sectional Subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that I have complied with all State and City of GRAIN VALLEY statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my knowledge and belief.

Randy P. Dooley, LS 2455

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THIS PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

LEGAL DESCRIPTION:

All that part of the East Half of the Northwest Quarter and that part of the West Half of the Northeast Quarter, all in Section 27, Township 49, Range 30 in Grain Valley, Jackson County, Missouri described as follows:
BEGINNING at the northwest corner of the West Half of the Northeast Quarter of said Section 27; thence South 89 degrees 44 minutes 08 seconds East, a distance of 32.80 feet; thence South 00 degrees 15 minutes 36 seconds West, a distance of 79.18 feet to a point on the south right-of-way line of Duncan Road as established; thence South 46 degrees 03 minutes 51 seconds East, a distance of 102.55 feet; thence South 89 degrees 44 minutes 24 seconds East, a distance of 114.83 feet; thence South 57 degrees 05 minutes 25 seconds East, a distance of 369.36 feet; thence South 38 degrees 49 minutes 35 seconds East, a distance of 477.64 feet; thence South 53 degrees 10 minutes 24 seconds West, a distance of 390.00 feet; thence South 82 degrees 46 minutes 00 seconds West, a distance of 79.82 feet; thence South 75 degrees 27 minutes 53 seconds West, a distance of 169.18 feet; thence South 59 degrees 42 minutes 07 seconds West, a distance of 732.48 feet; thence North 30 degrees 17 minutes 53 seconds West, a distance of 135.00 feet; thence South 59 degrees 42 minutes 07 seconds West, a distance of 5.09 feet; thence North 30 degrees 17 minutes 53 seconds West, a distance of 225.00 feet to a point on the south line of WOODBURY - 1ST PLAT, a subdivision of Record; thence along the southerly and easterly lines of said subdivision the following twelve (12) courses; North 32 degrees 17 minutes 47 seconds East, a distance of 72.36 feet; thence South 54 degrees 02 minutes 34 seconds East, a distance of 23.67 feet; thence along a curve to the right having a radius of 370.00 feet, an arc distance of 43.33 feet; thence North 42 degrees 40 minutes 01 seconds East, a distance of 115.91 feet; thence North 59 degrees 42 minutes 07 seconds East, a distance of 401.86 feet; thence North 58 degrees 06 minutes 10 seconds East, a distance of 164.37 feet; thence North 77 degrees 50 minutes 42 seconds East, a distance of 182.64 feet; thence North 54 degrees 33 minutes 16 seconds West, a distance of 465.18 feet; thence North 89 degrees 43 minutes 49 seconds West, a distance of 408.21 feet; thence North 00 degrees 16 minutes 12 seconds East, a distance of 140.00 feet; thence South 89 degrees 43 minutes 48 seconds East, a distance of 10.00 feet; thence North 00 degrees 16 minutes 12 seconds East, a distance of 256.37 feet to a point on the north line of the East Half of the Northwest Quarter of said Section 27; thence South 89 degrees 44 minutes 27 seconds East along the north line of said half of quarter section, a distance of 496.28 feet to the POINT OF BEGINNING. Containing 20.06 acres.

EASEMENTS:

An easement or license is hereby granted to the City of Grain Valley to locate, construct and maintain or to authorize the location, construction and maintenance of conduits, gas, water, sewer lines, poles, wires, anchors and surface drainage and all or any of them over, under and along the strips of land designated as "Utility Easement" or by the abbreviation of "U.E." on the accompanying plat. Areas designated as "Sanitary Sewer Easement" or by the abbreviation "S/E" shall be reserved exclusively for the purpose of constructing, maintaining, removing and/or replacing sanitary sewer lines and associated appurtenances. Areas designated as "Storm Sewer Easement" or by the abbreviation "ST/E" shall be reserved exclusively for the purpose of constructing, maintaining, removing and/or replacing storm sewer lines and associated appurtenances. Areas designated as "Water Line Easement" or by the abbreviation "W/E" shall be reserved exclusively for the purpose of constructing, maintaining, removing and/or replacing water lines and associated appurtenances. Areas designated as "Grading Easement" and "Drainage Easement" on the the abbreviation "G/E" and "D/E" shall be reserved exclusively for the purpose of storm water drainageway, grading, or for the purpose of constructing, maintaining, operating, removing and replacing storm water drainage facilities in accordance with plans and specifications approved by the City Engineer of the City of Grain Valley. No fence, wall, planting, building or other obstruction may be placed or maintained in said easement hereby dedicated and there shall be no alteration of the grades or contours in said easement without the approval of the City of Grain Valley. No obstruction may be placed in said drainageway which would prevent vehicles from travelling on said drainageway for maintenance purposes.

STREETS:

Street right-of-way shown on the accompanying plat not heretofore dedicated to public use is hereby dedicated.

COMMON AREA:

Tracts A & B shall be common area and shall be owned and maintained by the Woodbury Homes Association.

DRIVEWAY RESTRICTIONS:

No driveways will be allowed to access Duncan Road ,Woodbury Drive or Woodbury Lane.

DEDICATION:

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as "WOODBURY - 2ND PLAT".

In testimony whereof: Ward Development and Investments, Inc., a Missouri Corporation, has caused these presents to be signed by its President and its Corporate Seal affixed this _____ day of _____, _____.

By: _____ President - David L. Ward

Attest: _____ Secretary - Sandra L. Ward

State of Missouri }
County of Jackson } SS

On this _____ day of _____, _____ before me personally appeared David L. Ward who being by me sworn did say that he is President of Ward Development and Investments Inc., a Missouri Corporation, and that the seal affixed to the foregoing instrument is the Company Seal of said Corporation and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors and to be the free act and deed of said Corporation.

In witness whereof: I have hereunto set my hand and affixed my Notarial Seal at my office the day and year last above written.

BAN MESSORI
Notary Public - Notary Seal
STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXP. MAY 2, 2004

_____ Notary Public in and for Jackson County, Missouri

This plat of WOODBURY - 2ND PLAT has been submitted to and approved by the Grain Valley Planning and Zoning Commission this 13th day of November, 2002

_____ Chairman - Nilesh Patel

_____ Secretary - Mike Stahl

These easements and rights-of-way accepted by the Governing Body of Grain Valley, Missouri this 24th day of February, 2003

_____ Mayor - Mathew Parlin

Attest: _____ City Clerk - Carol Branson

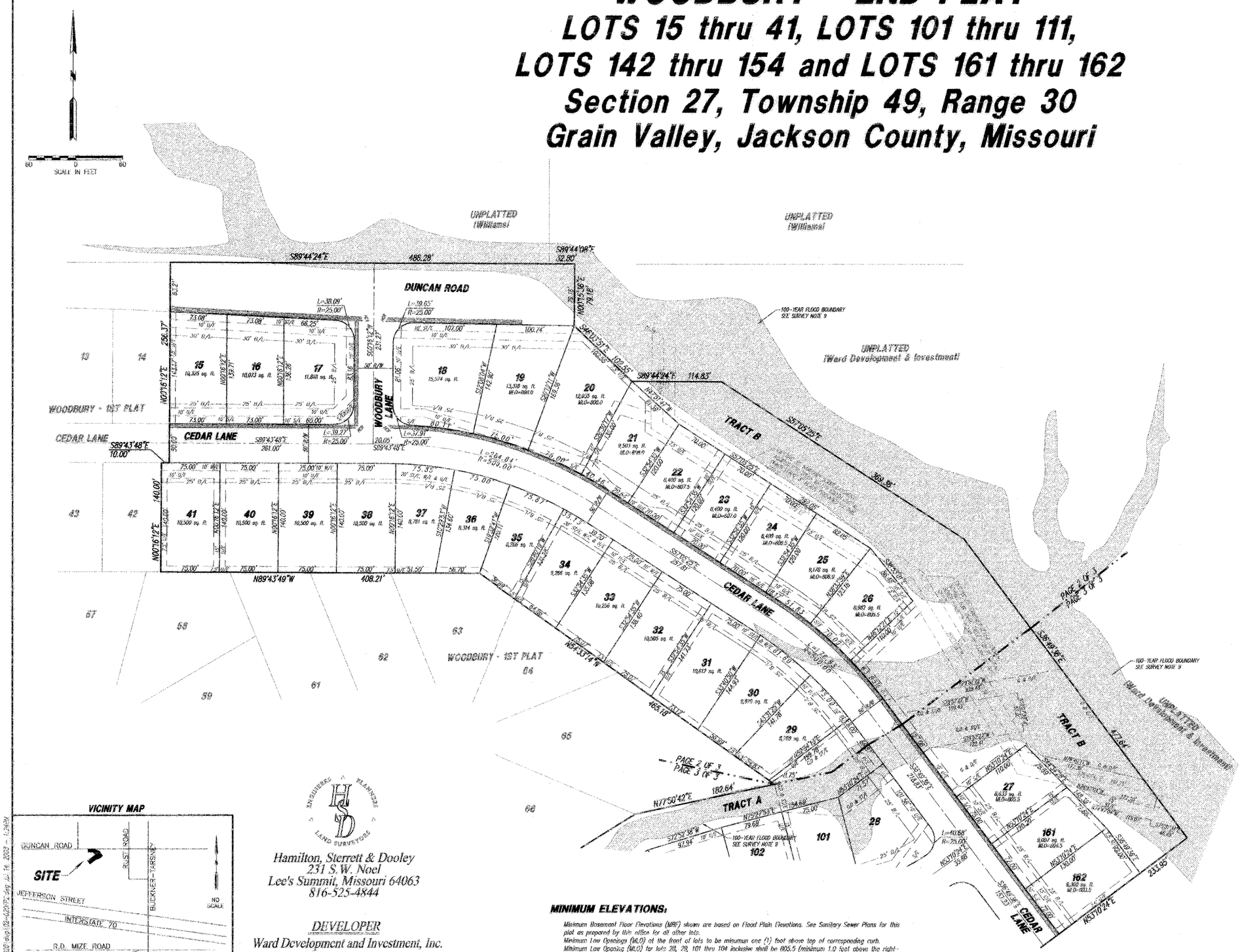
APPROVED BY JACKSON COUNTY ASSESSOR:

By _____

Date 8-13-03

PROJ. NO. 02-020
PROJ. DWG NO. 02-020fp.dwg
WOODBURY - 2ND PLAT
SHEET 1 OF 3

FINAL PLAT
WOODBURY - 2ND PLAT
LOTS 15 thru 41, LOTS 101 thru 111, LOTS 142 thru 154 and LOTS 161 thru 162
Section 27, Township 49, Range 30
Grain Valley, Jackson County, Missouri



KEY:
B/L = BUILDING LINE
U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
G/E = GRADING EASEMENT
= 4' SIDEWALK
HCR = HANDICAP RAMP

SURVEY NOTES:

1. ⊗ Denotes Found Monumentation as noted.
2. All rear lot corners to be set with 1/2" Iron Bars with plastic cap RLS 2455 unless noted otherwise.
3. Set 5/8" Iron Bar with Aluminum Cap RLS 2455 at each "break point" of the plat boundary. unless noted otherwise.
4. Curbs to be marked at extension of lot lines.
5. Street C/L to be marked with semi permanent monumentation.
6. The Parent Tract for this Survey is Trustee's Deed Document No. I-501, Book I-2945 Page 1563
7. This Survey meets or exceeds the accuracy standards of an "Urban Property" Survey.
8. Bearings are based on the North Line E1/2-NW1/4 Sec. 27-49-30 having an assumed bearing of N89°44'27"W.
9. 100-Year Flood Boundary taken from FIRM, Flood Insurance Rate Map, Community Panel No. 290492 01419, Revised Sept. 1, 1983 and Community Panel No. 290492 0133D, Revised Sept. 1, 1983.

This plat of WOODBURY - 2ND PLAT has been submitted to and approved by the Grain Valley Planning and Zoning Commission this 13th day of November, 2003.

Chairman - Nilesh Patel Secretary - Mike Stahl

These easements and rights-of-way accepted by the Governing Body of Grain Valley, Missouri this 5th day of February, 2003.

Mayor - Mathew Parlin Attest: Carol Branson
City Clerk - Carol Branson

APPROVED BY JACKSON COUNTY ASSESSOR:

By _____

Date _____

I hereby certify that the within plat of **WOODBURY - 2ND PLAT** 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 PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources further certify that the Section and Sectional Subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that I have complied with all State and City of GRAIN VALLEY statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my knowledge and belief.

Randy P. Dooley, LS 2455

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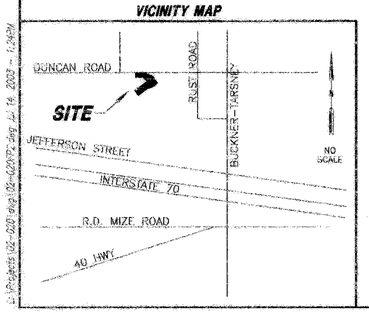
PROJ. NO. 02-020
PROJ. DWG NO. 02-020p2.dwg
WOODBURY - 2ND PLAT
SHEET 2 OF 3

VICINITY MAP



Hamilton, Sterrett & Dooley
231 S.W. Noel
Lee's Summit, Missouri 64063
816-525-4844

DEVELOPER
Ward Development and Investment, Inc.
620 N. Outer Road
Grain Valley, MO. 64029
816-229-8115

MINIMUM ELEVATIONS:

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Minimum Low Opening (MLO) for lots 110 and 111 shall be 825.2 (minimum 1.0 foot above the low point on Woodbury Drive).

FINAL PLAT

WOODBURY - 2ND PLAT

LOTS 15 thru 41, LOTS 101 thru 111, LOTS 142 thru 154 and LOTS 161 thru 162

Section 27, Township 49, Range 30

Grain Valley, Jackson County, Missouri

60 0 60
SCALE IN FEET

KEY:

B/L = BUILDING LINE
U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
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4' SIDEWALK
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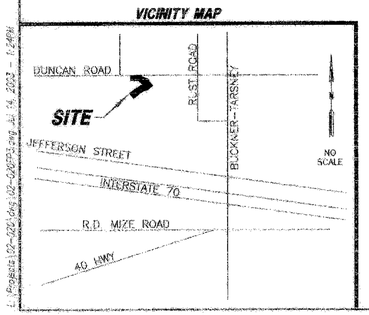

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This plat of WOODBURY - 2ND PLAT has been submitted to and approved by the Grain Valley Planning and Zoning Commission this 13th day of November 2003.

Chairman - Nilesh Patel Secretary - Mike Stahl

These easements and rights-of-way accepted by the Governing Body of Grain Valley, Missouri this 24th day of February 2003

Mayor - Matthew Farlin Attest: Carol Branson
City Clerk - Carol Branson

APPROVED BY JACKSON COUNTY ASSESSOR:

By Sheila Dunn
Date 3-12-03

I hereby certify that the within plat of **WOODBURY - 2ND PLAT** 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 PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources further certify that the Section and Sectional Subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that I have complied with all State and City of GRAIN VALLEY statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my knowledge and belief.

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PROJ. NO. 02-020
PROJ. DWG NO. 02-020193.dwg
WOODBURY - 2ND PLAT
SHEET 3 OF 3

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