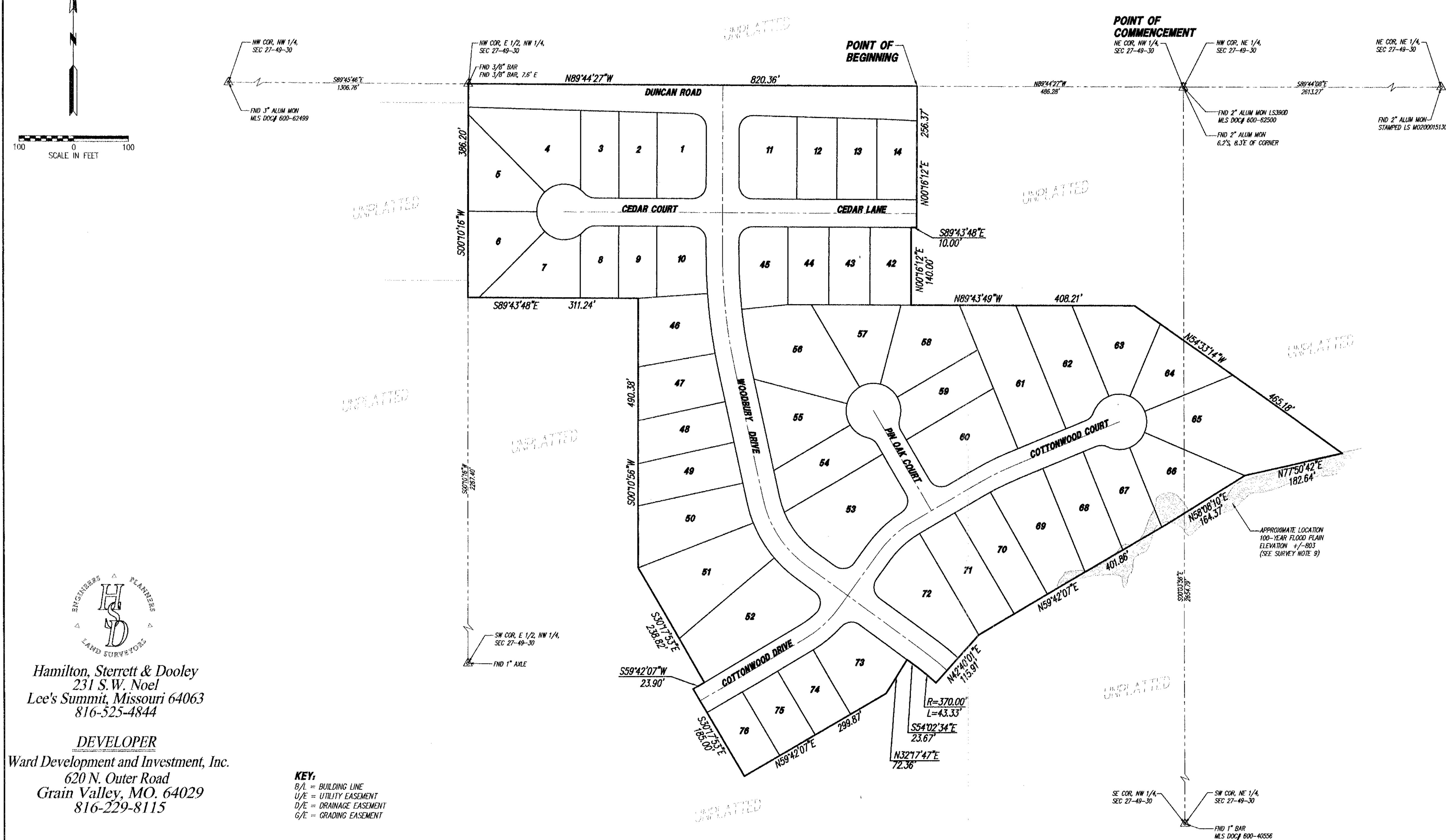
FINAL PLAT WOODBURY 1ST PLAT LOTS 1 thru 14 and LOTS 42 thru 76 GRAIN VALLEY, JACKSON COUNTY, MISSOURI



SURVEY NOTES

SCALE

Filed for Record this

day of AUGUST, 200 2

at____O'Clock_&G_Minutes &M.

Recorded in Book ZZZ At Page 22

Director of Records

Recorder's Fee \$ 6.5

SCALE IN FEET

231 S.W. Noel

816-525-4844

DEVELOPER

620 N. Outer Road

816-229-8115

VICINITY MAP

DUNCAN ROAD

SITE-

R.D. MIZE ROAD

- ♠ Denotes Found Monumentation as noted.
- 2. Set 5/8" Iron Bar with Aluminum Cap RLS 2455 at each "break point" of the plat boundary.
- All rear lot corners to be set with 1/2" Iron Bars with plastic cap RLS 2455
- unless noted otherwise. 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. 1-501, Book 1-2945 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.
-). 100—Year Flood Boundary taken from FIRM, Flood Insurance Rate Map, Community Panel No.

290492 0141B, Revised Sept. 1, 1983.

MINIMUM ELEVATIONS.

- The minimum basement floor elevations for Lots 72 thru 76 (inclusive) shall be 825.2 (1.0' above the designed low point on Woodbury Drive)
- The minimum low opening for Lots 65 and 66 shall be minimum one (1) foot above the top of street curb, minimum one (1) foot above adjacent yard grade on the down slope side of the building with the finish grade sloped away from the opening.
- 7. The minimum low opening for the following lots shall be:
 - Lot 1 818.6 Lot 10 822.3
 - Lot 11 818.2

Lot 52 834.1

LEGAL DESCRIPTION

All that part of the East Half of the Northwest Quarter and that part of the West Half of the Northeast Quarter, both eing in Section 27, Township 49, Range 30 in Grain Valley, Jackson County, Missouri described as follows; cina at the northeast corner of the East Half of the Northwest Quarter of said Section 27: thence North 89 the POINT OF BEGINNING; thence continuing North 89 degrees 44 minutes 27 seconds West along said north line, a distance of 820,36 feet to the northwest corner of said half of quarter section; thence South 00 degrees 10 minutes 16 seconds West along the west line of said half of quarter section, a distance of 386,20 feet: thence South 89 degrees 43 minutes 48 seconds East, a distance of 311.24 feet; thence South 00 degrees 10 minutes 56 seconds West, a distance of 490.38 feet; thence South 30 degrees 17 minutes 53 seconds East, a distance of 238.82 feet; thence South 59 degrees 42 minutes 07 seconds West, a distance of 23.90 feet; thence South 30 degrees 17 minutes 53 seconds East, a distance of 185.00 feet; thence North 59 degrees 42 minutes 07 seconds East, a distance of 299.87 feet; thence 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 08 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 14 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 the POINT OF BEGINNING. Containing 22.58

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 "U.E." on the accompanying plat. Areas designated 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 in said easement hereby dedicated and there shall be no alteration to the grades or contours in said drainage o grading easement without the approval of said City Engineer of the City of Grain Valley. No obstructions may be placed in said drainageway which would prevent said vehicles from traveling on said drainageway for maintainance

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

DRIVEWAY RESTRICTIONS:

No driveways will be allowed to access Duncan Road. Driveway access to Woodbury Drive shall only be allowed for Lots 46 thru 52 inclusive.

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 -- 1ST PLAT".

Musquest , 2002

State of Missouri

County of Jackson

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.

Motary Public - Notary Seal STAYE OF MISSOURI

Notary Public in and for Jackson County, Missouri

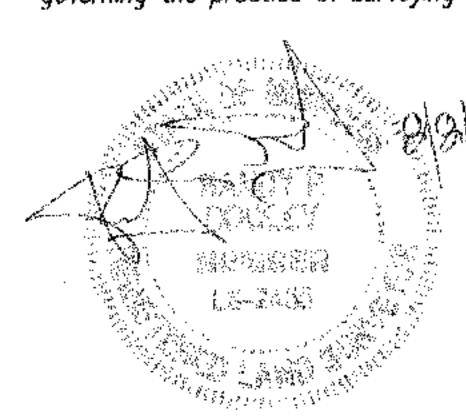
This plat of WOODBURY — 1ST PLAT has been submitted to and approved by the Grain Valley Planning and Zoning Commission this ______day of ______day of _____

Chairman - Bill Pace Sell Pace

These easements and rights-of-way accepted by the Governing Body of Grain Valley, Missouri this 14th day of Olicecol

APPROVED BY JACKSON COUNTY ASSESSOR,

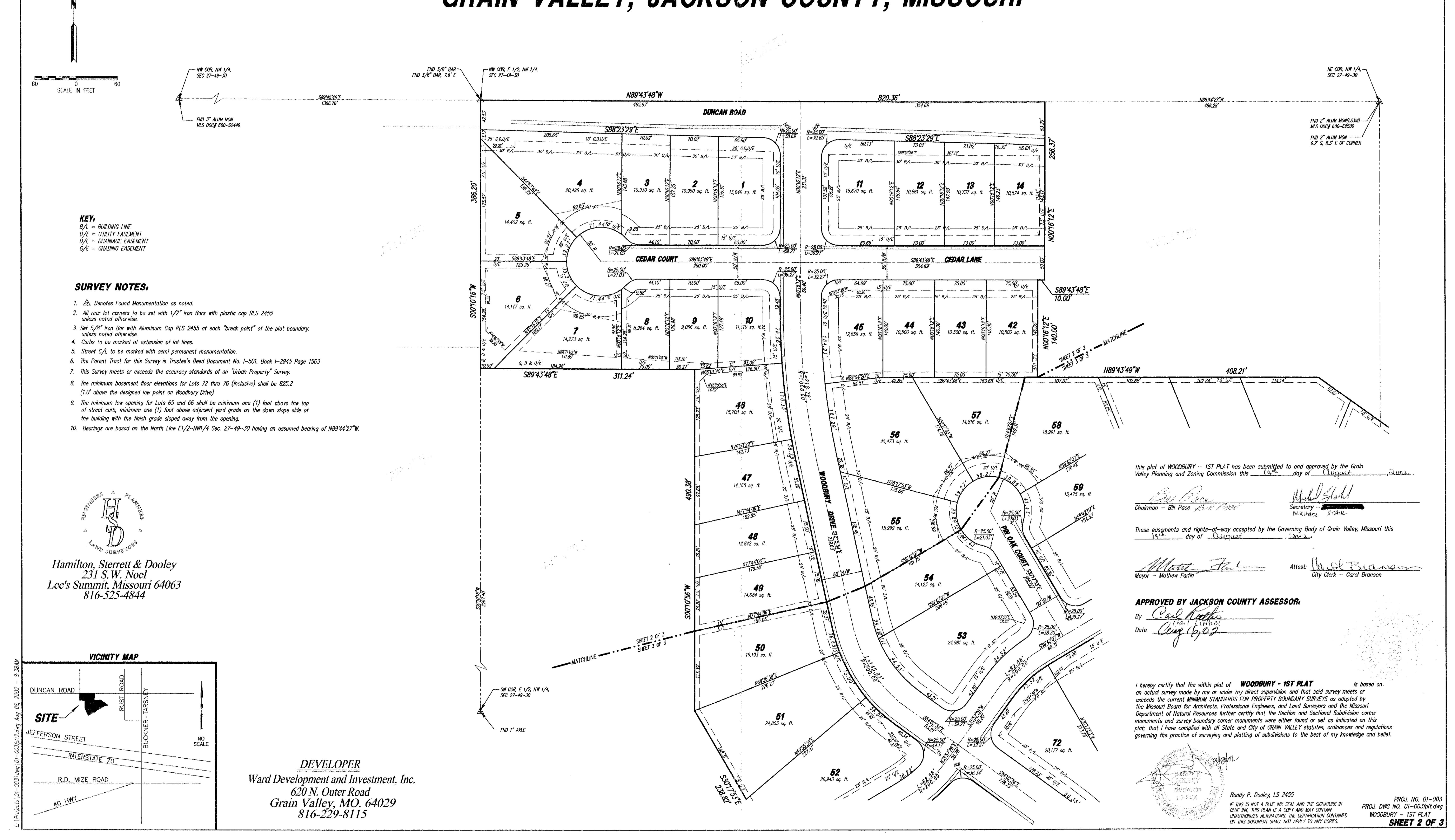
WOODBURY - 1ST PLAT is based on urrent MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources further certify that the Section and Sectional Subdivision corner monuments 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.



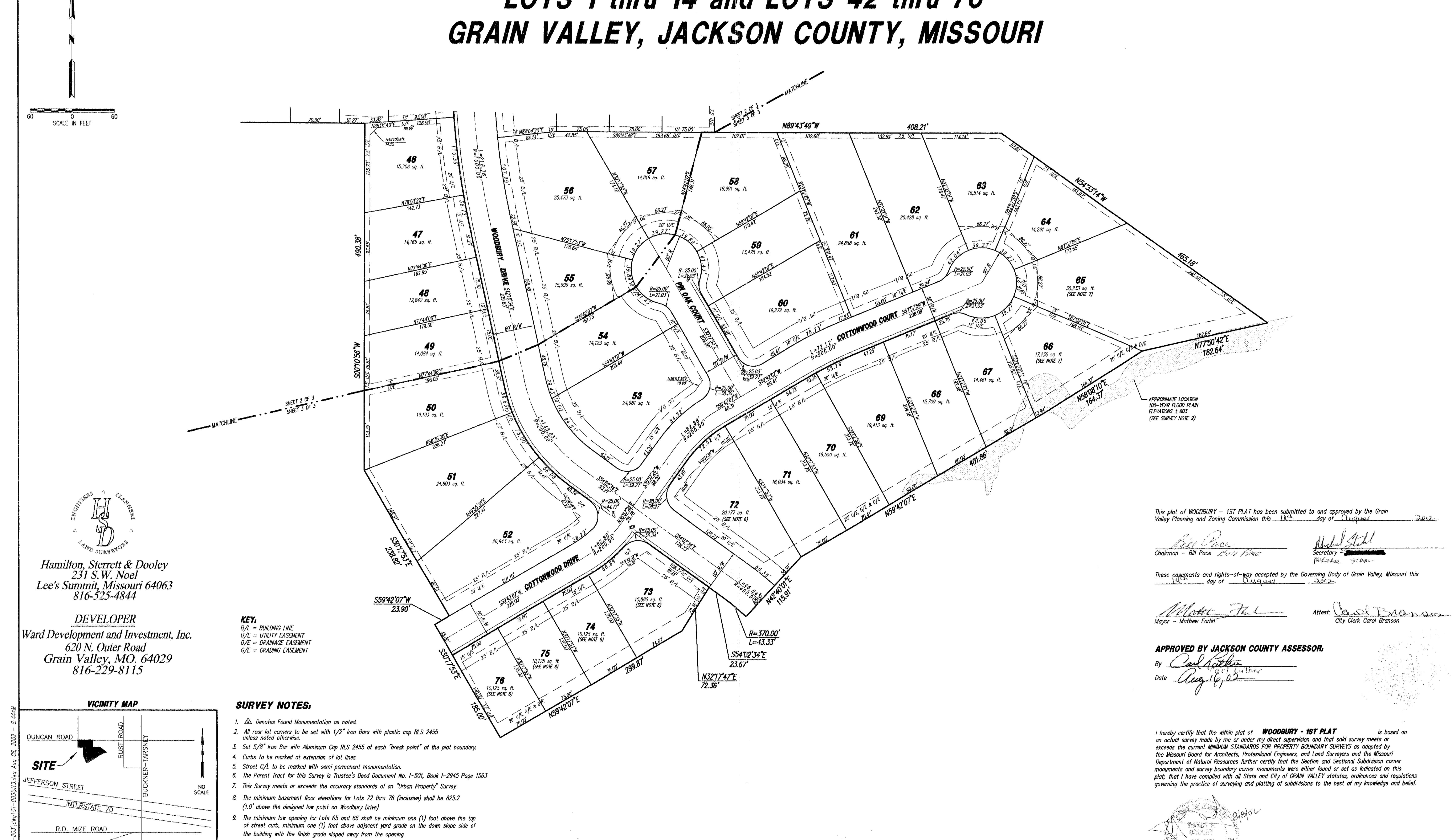
Randy P. Dooley, LS 2455 BLUE INK. THIS PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS, THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

PROJ. NO. 01-003 PROJ. DWG NO. 01-003fplt.dwg WOODBURY - 1ST PLAT SHEET 1 OF 3

FINAL PLAT WOODBURY - 1ST PLAT LOTS 1 thru 14 and LOTS 42 thru 76 GRAIN VALLEY, JACKSON COUNTY, MISSOURI



FINAL PLAT WOODBURY - 1ST PLAT LOTS 1 thru 14 and LOTS 42 thru 76



10. Bearings are based on the North Line E1/2-NW1/4 Sec. 27-49-30 having an assumed bearing of N89*44'27"W.

290492 0141B, Revised Sept. 1, 1983 and Community Panel No. 290492 0133B, Revised Sept. 1, 1983.

11. 100-Year Flood Boundary taken from FIRM, Flood Insurance Rate Map, Community Panel No.

Randy P. Dooley, LS 2455 PROJ. NO. 01-003 PROJ. DWG NO. 01-003fplt.dwg WOODBURY - 1ST PLAT SHEET 3 of 3

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.