N 318398.282m Indicates Missouri State Plane Cordinates E 874592.138m

any of Colors 32 Minutes 21.

Recorded in Book 11. At Page 21.

Instrument Number 2003030

Observe of Records

Recorder's Face 5 112 22

C. Combs

SURVEY NOTES,

- 1. 🛕 Denotes Found Monumentation as noted.
- 2. Set 5/8" Iron Bar with Aluminum Cap at each "break point" of the plat boundary.
- 3. All rear lot corners to be set with 1/2" Iron Bars with plastic cap unless otherwise noted.
- 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 General Warranty Deed Document No. 2005/0109451.
- 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 as found on the previous plats of WOODBURY.
-). Missouri State Plane Bearings and Coordinates obtained using KC Metro Control Monument JA-62. Grid Factor = 0.9999137.
- 10. Rotate Plat bearings 01°30'59" counterclockwise to obtain Missouri State Plane Grid Bearings.

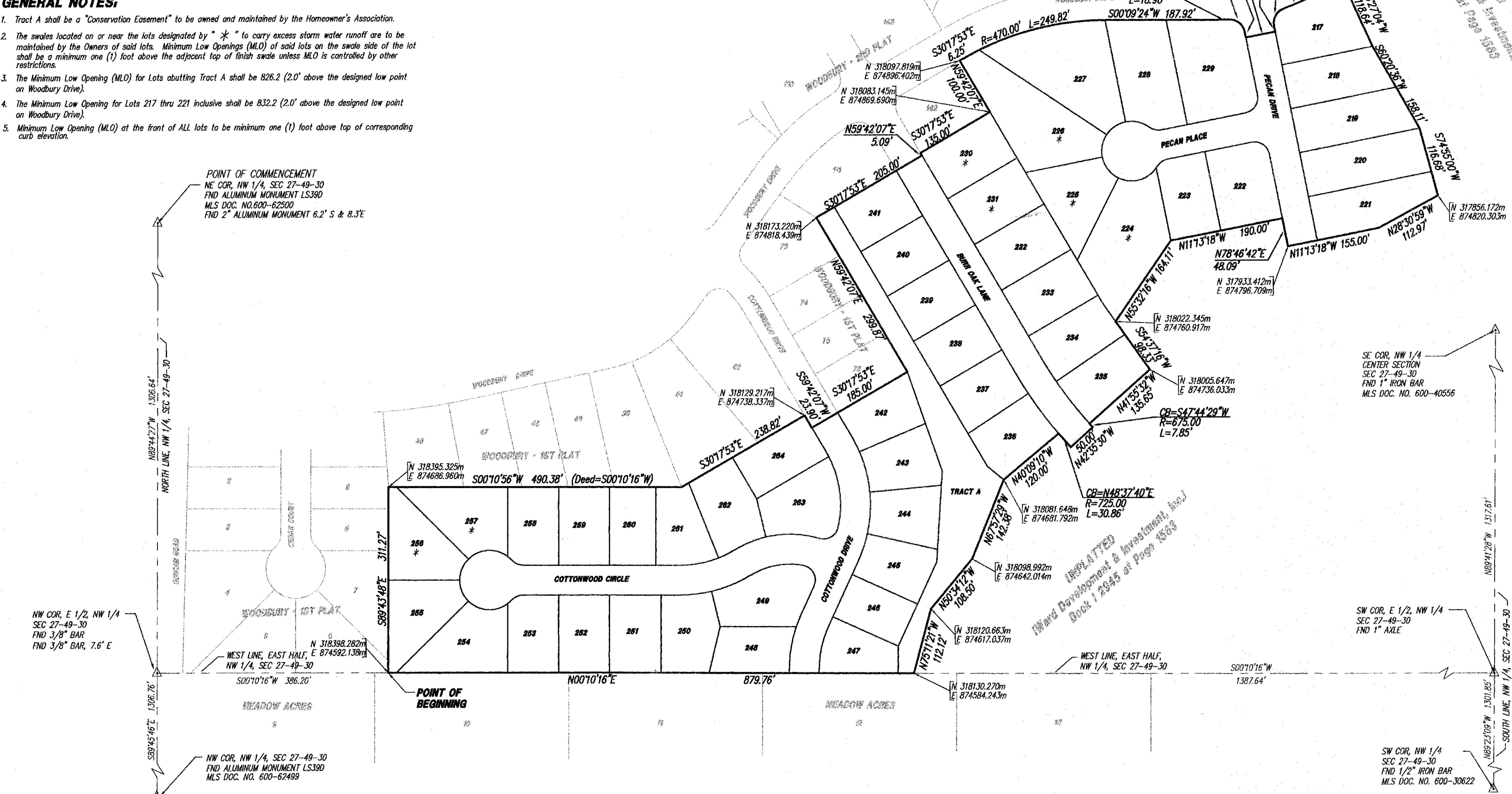
GENERAL NOTES

VICINITY MAP

DUNCAN ROAD

R.D. MIZE ROAD

- 1. Tract A shall be a "Conservation Easement" to be owned and maintained by the Homeowner's Association.
- maintained by the Owners of said lots. Minimum Low Openings (MLO) of said lots on the swale side of the lot
- on Woodbury Drive).
- 4. The Minimum Low Opening for Lots 217 thru 221 inclusive shall be 832.2 (2.0' above the designed low point



OWNER

FINAL PLAT

WOODBURY - 4TH PLAT

LOTS 217 THRU 264 and TRACT A

Section 27, Township 49, Range 30

Grain Valley, Jackson County, Missouri

200108230

Autmn Ridge Homes, LLC 620 W. Jefferson Grain Valley, MO 64029

HAMILTON STERRETT ENGINEERS LAND SURVEYORS PLANNERS

> 231 S.W. Noel Lee's Summit, Missouri 64063 816-525-4844

I hereby certify that the within plat of WOODBURY - 4TH PLAT an actual survey made by me or under my direct supervision and that said survey meets of 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.



Leslie R. Hamilton, LS 2226 IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE I BLUE INK, THIS PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS, THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

PROPERTY DESCRIPTION

All that part of the East Half of the Northwest Quarter of Section 27, Township 49, Range 30 in Grain Valley, Jackson County, Missouri described as follows; Commencing at the Northeast Corner of the Northwest Quarter of said Section 27; thence North 89 degrees 44 minutes 27 seconds West along the North Line of said Northwest Quarter of said Section 27, a distance of 1306.64 feet to the Northwest Corner of the East Half of said quarter section, said corner also being the Northwest Corner of WOODBURY -- 1ST PLAT, a subdivision of land in said City, County and State; thence South 00 degrees 10 minutes 16 seconds West along the West Line of said half of quarter section, and also along the West Line of said WOODBURY 1ST PLAT, a distance of 386.20 feet to the southwesterly most corner of said WOODBURY - 1ST PLAT, said point being the POINT OF BEGINNING; thence along the westerly and southerly lines of said WOODBURY - 1ST PLAT the following six (6) courses; South 89 degrees 43 minutes 48 seconds East, a distance of 311.27 feet; thence South 00 degrees 10 minutes 56 seconds West (deed = South 01 degrees 10 minutes 16 sedonds 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 to a point on the westerly line of WOODBURY - 2ND PLAT, a subdivision of land in said City, County and State; thence along the westerly and southerly lines of said WOODBURY - 2ND PLAT, the following four (4) courses; thence South 30 degrees 17 minutes 53 seconds East, a distance of 205,00 feet; thence North 59 degrees 42 minutes 07 seconds East, a distance of 5.09 feet; thence South 30 degrees 17 minutes 53 seconds East, a distance of 135.00 feet; thence North 59 degrees 42 minutes 07 seconds East, a distance of 100.00 feet to a point on the westerly line of WOODBURY — 3RD PLAT, a subdivision of land in said City, County and State; thence along the westerly line of said WOODBURY - 3RD PLAT the following eleven (11) courses; South 30 degrees 17 minutes 53 seconds East, a distance of 6.25 feet to a point of curve; thence continuing in a southerly direction along a curve to the right (having a radius of 470.00 feet), an arc distance of 249.82 feet; thence South 00 degrees 09 minutes 24 seconds West, a distance of 187.92 feet to a point of curve; thence continuing in a southerly direction along a curve to the left (having a radius of 330.00 feet), an arc distance of 18.90 feet to a point of compound curve; thence in a southwesterly direction along a compound curve to the right (having a radius of 25.00 feet), an arc distance of 35.74 feet; thence South 78 degrees 46 minutes 42 seconds West, a distance of 10.31 feet; thence South 11 degrees 13 minutes 18 seconds East, a distance of 50.00 feet; thence North 78 degrees 46 minutes 42 seconds East, a distance of 10.31 feet to a point of curve; thence in a southeasterly direction along a curve to the right (having a radius of 25.00 feet), an arc distance of 35.74 feet to a point of compound curve; thence continuing in a southeasterly direction along a compound curve to the left (having a radius of 330.00 feet), on arc distance of 30.13 feet: thence South 24 degrees 32 minutes 56 seconds East, of distance of 78.70 feet; thence leaving said westerly line of said WOODBURY - 3RD PLAT, South 65 degrees 27 minutes 04 seconds West, a distance of 118.64 feet: thence South 60 degrees 20 minutes 36 seconds West, a distance of 158.11 feet; thence South 74 degrees 55 minutes 00 seconds West, a distance of 116.68 feet; thence North 28 degrees 30 minutes 59 seconds West, a distance of 112.97 feet; thence North 11 minutes 13 seconds 18 seconds West, a

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" o by the abbreviation of "U/E" on the accompanying plat. Areas designated as "Grading Easement" and "Drainage Easement" or by 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 dedicate and there shall be no alteration of the arades 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.

distance of 155.00 feet; thence North 78 degrees 46 minutes 42 seconds East, a distance of 48.09 feet; thence North

11 degrees 13 minutes 18 seconds West, a distance of 190.00 feet; thence North 55 degrees 32 minutes 16 seconds

West, a distance of 164.11 feet; thence South 54 degrees 37 minutes 16 seconds West, a distance of 98.33 feet;

thence North 41 degrees 55 minutes 32 seconds West, a distance of 135.65 feet to a point of curve; thence in a

West and a radius of 675.00 feet), an arc distance of 7.85 feet; thence North 42 degrees 35 minutes 30 seconds

West, a distance of 50.00 feet to a point of curve; thence in a northeasterly direction along a curve to the right

(having a chord bearing of North 48 degrees 37 minutes 40 seconds East and a radius of 725.00 feet), an arc

East along said West Line, a distance of 879.76 feet to the POINT OF BEGINNING. Containing 17.85 acres.

southwesterly direction along a curve to the left (having a chord bearing of South 47 degrees 44 minutes 29 seconds

distance of 30.86 feet; thence North 40 degrees 09 minutes 10 seconds West, a distance of 120.00 feet; thence North

67 degrees 57 minutes 29 seconds West, a distance of 142.38 feet; thence North 50 degrees 34 minutes 12 seconds

West, a distance of 108.50 feet; thence North 75 degrees 11 minutes 21 seconds West, a distance of 112.12 feet to a

point on said West Line of the East Half of said Northwest Quarter; thence North 00 degrees 10 minutes 16 seconds

The Developer, Builder or Property Owner is prohibited from constructing or placing any structure, amenity, fence, retaining wall or landscape feature; or grading, altering, clearing or grubbing, improving the terrain or other natural features; or dumping any materials in the areas of land designated as "Conservation Easement" or by the abbreviation "C/E" on the accompanying plat unless prior written approval is provided by the City of Grain Valley.

STREETS,

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 Woodbury Drive.

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 - 4TH PLAT".

In testimony whereof: Autumn Ridge Homes, L.L.C. a Missouri Limited Liability Corporation, has caused these to be signed presents by its Members and its Corporate Seal affixed this ____

3 v.	addust.	Attest:
,	Member - David L. Word	Member - Brian Colson

State of Missouri

County of Jackson

On this ______day of ______, ____, ____, ____, before me personally appeared David L. Ward and Brian Colson, who being by me sworn did say that they are Members of Autumn Ridge Homes, L.L.C., of said Limited Liability 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

Sheri I. Indivoy - Makery Making	Ahra & AND	
Missesut - Johnson County Missesut - Johnson County Connelssion #05669759	Notary Public in and for Jackson County, Missouri	•
This plat of WOODBURY — 47H PLAT has Valley Planning and Zoning Commission	s been submitted to and approved by the Grain this	,20
1134	1/1/10 5/201/	
hairman – Nilesh Patel	Secretary - Mike Stahl	

The state of the s	Attest:	Carl Duchala
Mayor - Dave Halphin		City Clerk - Carol Branson

APPROVED BY JACKSON COUNTY ASSESSOR

Ву) Deves	
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Date	10/4	106

