

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
10/05/2006 04:33:53 PM

INSTRUMENT TYPE: PLAT FEE: \$116.00 7 Pages  
NON-STANDARD FEE: EXEMPT



INSTRUMENT NUMBER/BOOK & PAGE:  
2006E0103230

Book: 99 Page: 57  
ROBERT T. KELLY, DIRECTOR, RECORDER OF DEEDS

## Jackson County Recorder of Deeds Exempt Document

This document has been recorded under exempt status  
pursuant to RSMo 59.310.4.

This certificate has been added to your document  
in compliance with the laws of the  
State of Missouri.



**Robert T. Kelly, Recorder of Deeds**

415 E. 12<sup>th</sup> Street, Room 104  
Kansas City, MO 64106

308 W. Kansas, Suite 104  
Independence, MO 64050

This page has been recorded as a permanent part of your document. Please do not remove.



DIVISION OF FINANCE  
COLLECTION DEPARTMENT

JACKSON COUNTY COURTHOUSE  
415 EAST 12TH STREET (FIRST FLOOR)  
KANSAS CITY, MISSOURI 64108

TAXPAYER SERVICES (816) 801-3232  
BUSINESS TAXES (816) 801-3185

TAX CERTIFICATE FOR PLAT

INSTRUCTIONS TO TAXPAYER

1. Have Part I of this Tax Certificate completed by the Mapping Section of the Assessment Department.
2. Take to Taxpayer Services at either the Kansas City or Independence Courthouse. They will complete Parts II and III.
3. You cannot record your plat until these steps are completed.

PART I: TO BE COMPLETED BY ASSESSMENT DEPARTMENT  
(Use one form for each parcel number)

Legal Description: (RTS OR SUB) Woodbury 4<sup>th</sup> Plat

Current County Parcel/ID #: 37-400-01-02-01-2 ~~2004~~ 2105  
BY Tony Arreguin DATE 10/4/06

PART II: TO BE COMPLETED BY COLLECTION DEPARTMENT  
(Return to Mapping Section, Assessment Department if unable to follow payment history back three years. Attach documentation if paid. Attach bill if taxes due).

YEAR	AMOUNT DUE	DATE PAID	VERIFIED BY
05	0	12-16-05	DW

PART III: TO BE COMPLETED BY AUTHORIZED COLLECTION DEPARTMENT SUPERVISOR  
(This is to certify, that according to the records of the Collection Department, the State, County and School Taxes for Real Property have been paid in full for 2005 and all prior years for the above described property.)

10-5-06 DW  
DATE SUPERVISOR



DIVISION OF FINANCE  
COLLECTION DEPARTMENT

JACKSON COUNTY COURTHOUSE  
415 EAST 12TH STREET (FIRST FLOOR)  
KANSAS CITY, MISSOURI 64108

TAXPAYER SERVICES (816) 831-3232  
BUSINESS TAXES (816) 831-3188

TAX CERTIFICATE FOR PLAT

INSTRUCTIONS TO TAXPAYER

1. Have Part I of this Tax Certificate completed by the Mapping Section of the Assessment Department.
2. Take to Taxpayer Services at either the Kansas City or Independence Courthouse. They will complete Parts II and III.
3. You cannot record your plat until these steps are completed.

PART I: TO BE COMPLETED BY ASSESSMENT DEPARTMENT  
(Use one form for each parcel number)

Legal Description: (RTS OR SUB) Woodbury 4th Plat

Current County Parcel/ID # 37-420-99-07  
BY Tony Arreguin DATE 10/3/06 ~~2005~~ 2004

PART II: TO BE COMPLETED BY COLLECTION DEPARTMENT

(Return to Mapping Section, Assessment Department if unable to follow payment history back three years. Attach documentation if paid. Attach bill if taxes due).

YEAR	AMOUNT DUE	DATE PAID	VERIFIED BY
<u>05</u>	<u>215.83</u>	<u>1/3/05</u>	<u>MJR</u>

PART III: TO BE COMPLETED BY AUTHORIZED COLLECTION DEPARTMENT SUPERVISOR

(This is to certify, that according to the records of the Collection Department, the State, County and School Taxes for Real Property have been paid in full for 05 and all prior years for the above described property.)

10/5/06 MJR  
DATE SUPERVISOR



DIVISION OF FINANCE  
COLLECTION DEPARTMENT

JACKSON COUNTY COURTHOUSE  
415 EAST 12TH STREET (FIRST FLOOR)  
KANSAS CITY, MISSOURI 64108

TAXPAYER SERVICES (816) 801-3232  
BUSINESS TAXES (816) 881-3186

TAX CERTIFICATE FOR PLAT

INSTRUCTIONS TO TAXPAYER

1. Have Part I of this Tax Certificate completed by the Mapping Section of the Assessment Department.
2. Take to Taxpayer Services at either the Kansas City or Independence Courthouse. They will complete Parts II and III.
3. You cannot record your plat until these steps are completed.

PART I: TO BE COMPLETED BY ASSESSMENT DEPARTMENT

(Use one form for each parcel number)

Legal Description: (RTS OR SUB) Woodbury #4 Plat

Current County Parcel/ID # 37-400-01-02-01-2 2005  
BY Tony Arreguin DATE 10/5/06

PART II: TO BE COMPLETED BY COLLECTION DEPARTMENT

(Return to Mapping Section, Assessment Department if unable to follow payment history back three years. Attach documentation if paid. Attach bill if taxes due).

YEAR	AMOUNT DUE	DATE PAID	VERIFIED BY
<u>05</u>	<u>0</u>	<u>12-14-05</u>	<u>DW</u>

PART III: TO BE COMPLETED BY AUTHORIZED COLLECTION DEPARTMENT SUPERVISOR

(This is to certify, that according to the records of the Collection Department, the State, County and School Taxes for Real Property have been paid in full for 2005 and all prior years for the above described property.)

10-5-06  
DATE

DW  
SUPERVISOR



DIVISION OF FINANCE  
COLLECTION DEPARTMENT

JACKSON COUNTY COURTHOUSE  
415 EAST 12TH STREET (FIRST FLOOR)  
KANSAS CITY, MISSOURI 64108

TAXPAYER SERVICES (816) 801-3232  
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3. You cannot record your plat until these steps are completed.

PART I: TO BE COMPLETED BY ASSESSMENT DEPARTMENT  
(Use one form for each parcel number)

Legal Description: (RTS OR SUB) \_\_\_\_\_  
Woodbury 4<sup>th</sup> Plat  
\_\_\_\_\_  
\_\_\_\_\_

Current County Parcel/ID # 37-42099-07 2004  
BY Tony Arreguin DATE 10/5/06

PART II: TO BE COMPLETED BY COLLECTION DEPARTMENT  
(Return to Mapping Section, Assessment Department if unable to follow payment history back three years. Attach documentation if paid. Attach bill if taxes due).

YEAR	AMOUNT DUE	DATE PAID	VERIFIED BY
04	0	1-3-05	DW

PART III: TO BE COMPLETED BY AUTHORIZED COLLECTION DEPARTMENT SUPERVISOR  
(This is to certify, that according to the records of the Collection Department, the State, County and School Taxes for Real Property have been paid in full for 2004 and all prior years for the above described property.)

10-5-06 DATE DW SUPERVISOR



DIVISION OF FINANCE  
COLLECTION DEPARTMENT

JACKSON COUNTY COURTHOUSE  
415 EAST 12TH STREET (FIRST FLOOR)  
KANSAS CITY, MISSOURI 64108

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PART I: TO BE COMPLETED BY ASSESSMENT DEPARTMENT  
(Use one form for each parcel number)

Legal Description: (RTS OR SUB) Woodbury 4<sup>th</sup> Plat

Current County Parcel/ID # 37-400-01-02-01 2003  
BY Tony Arrequin DATE 10/4/06

PART II: TO BE COMPLETED BY COLLECTION DEPARTMENT

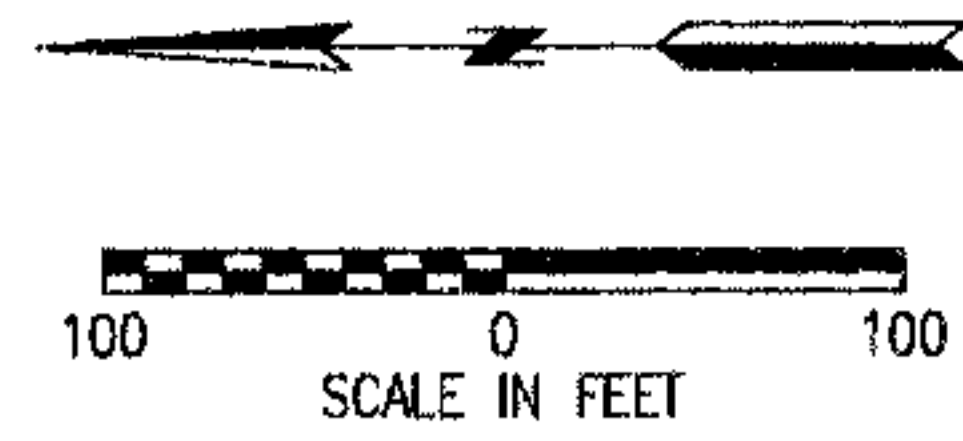
(Return to Mapping Section, Assessment Department if unable to follow payment history back three years. Attach documentation if paid. Attach bill if taxes due).

YEAR	AMOUNT DUE	DATE PAID	VERIFIED BY
03	334.05	12/12/03	<i>[Signature]</i>
			<i>[Signature]</i>
			<i>[Signature]</i>

PART III: TO BE COMPLETED BY AUTHORIZED COLLECTION DEPARTMENT SUPERVISOR

(This is to certify, that according to the records of the Collection Department, the State, County and School Taxes for Real Property have been paid in full for 03 and all prior years for the above described property.)

10/5/06 *[Signature]*  
DATE SUPERVISOR



N 318398.282m  
E 874592.138m Indicates Missouri State Plane Coordinates

**SURVEY NOTES:**

1.  $\Delta$  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/A to be marked with semi permanent monumentation.
6. The Parent Tract for this Survey is General Warranty Deed Document No. 200510109451.
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.
9. 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:**

1. Tract A shall be a "Conservation Easement" to be owned and maintained by the Homeowner's Association.
2. The swales located on or near the lots designated by "\*" to carry excess storm water runoff are to be maintained by the Owners of said lots. Minimum Low Openings (MLO) of said lots on the swale side of the lot shall be a minimum one (1) foot above the adjacent top of finish swale unless MLO is controlled by other restrictions.
3. The Minimum Low Opening (MLO) for Lots abutting Tract A shall be 826.2 (2.0') above the designed low point 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 on Woodbury Drive.
5. Minimum Low Opening (MLO) at the front of ALL lots to be minimum one (1) foot above top of corresponding curb elevation.

POINT OF COMMENCEMENT  
NE COR, NW 1/4, SEC 27-49-30  
FND ALUMINUM MONUMENT LS390  
MLS DOC. NO. 600-62500  
FND 2" ALUMINUM MONUMENT 6.2' S & 8.3' E

20060103230  
**FINAL PLAT**  
**WOODBURY - 4TH PLAT**  
**LOTS 217 THRU 264 and TRACT A**  
**Section 27, Township 49, Range 30**  
**Grain Valley, Jackson County, Missouri**

**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 (dred = South 01 degrees 10 minutes 16 seconds West), a distance of 490.39 feet; thence South 30 degrees 17 minutes 53 seconds East, a distance of 238.82 feet; thence South 59 degrees 42 minutes 07 seconds East, a distance of 239.00 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 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 southeasterly 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), an arc distance of 30.13 feet; thence South 24 degrees 32 minutes 56 seconds East, a 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 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 southeasterly direction along a curve to the left (having a chord bearing of South 47 degrees 44 minutes 29 seconds 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 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 East along said West Line, a distance of 879.76 feet to the POINT OF BEGINNING. Containing 17.85 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 "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 drainage, 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 drainage way which would prevent vehicles from traveling on said drainage way for maintenance purposes.

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 dedicated.

**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 day of August, 2006.

By: David L. Ward Attest: Brian Colson  
Member - David L. Ward Member - Brian Colson

State of Missouri }  
County of Jackson } SS

On this 3 day of August, 2006, 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., a Missouri Limited Liability Corporation, and that the seal affixed to the foregoing instrument is the Seal 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.

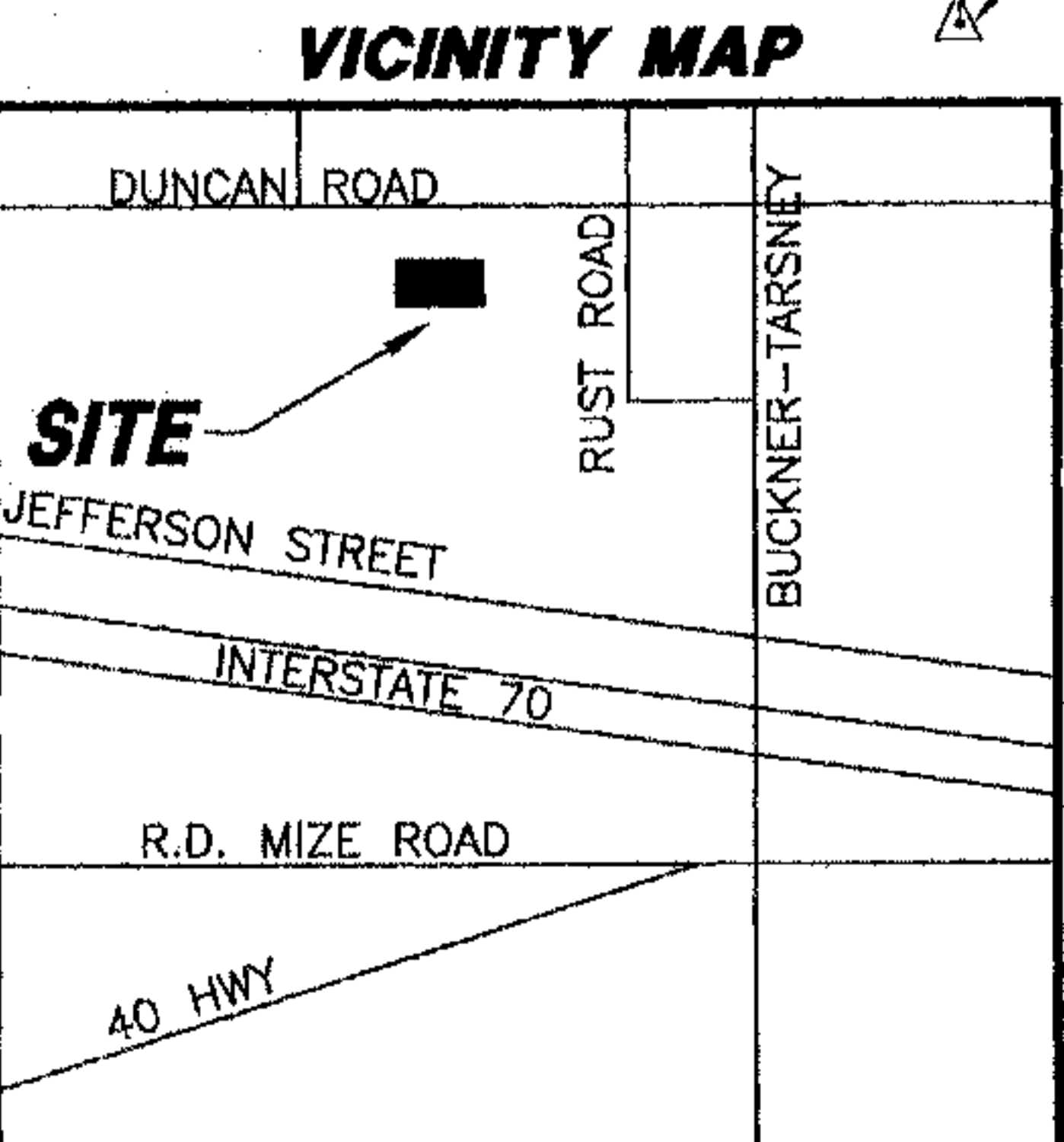
In witness whereof: I have herunto set my hand and affixed my Notarial Seal at my office the day and year last above written.

Leslie R. Hamilton  
Notary Public in and for Jackson County, Missouri  
This plat of WOODBURY - 4TH PLAT has been submitted to and approved by the Grain Valley Planning and Zoning Commission this 3 day of August, 2006.  
Chairman - Nilesh Patel Secretary - Mike Stahl

These easements and rights-of-way accepted by the Governing Body of Grain Valley, Missouri this 3 day of August, 2006.  
Mayor - Dave Halphin Attest: Carol Brannon  
City Clerk - Carol Brannon

**APPROVED BY JACKSON COUNTY ASSESSOR:**

By: Leslie R. Hamilton  
Date: 10/10/06



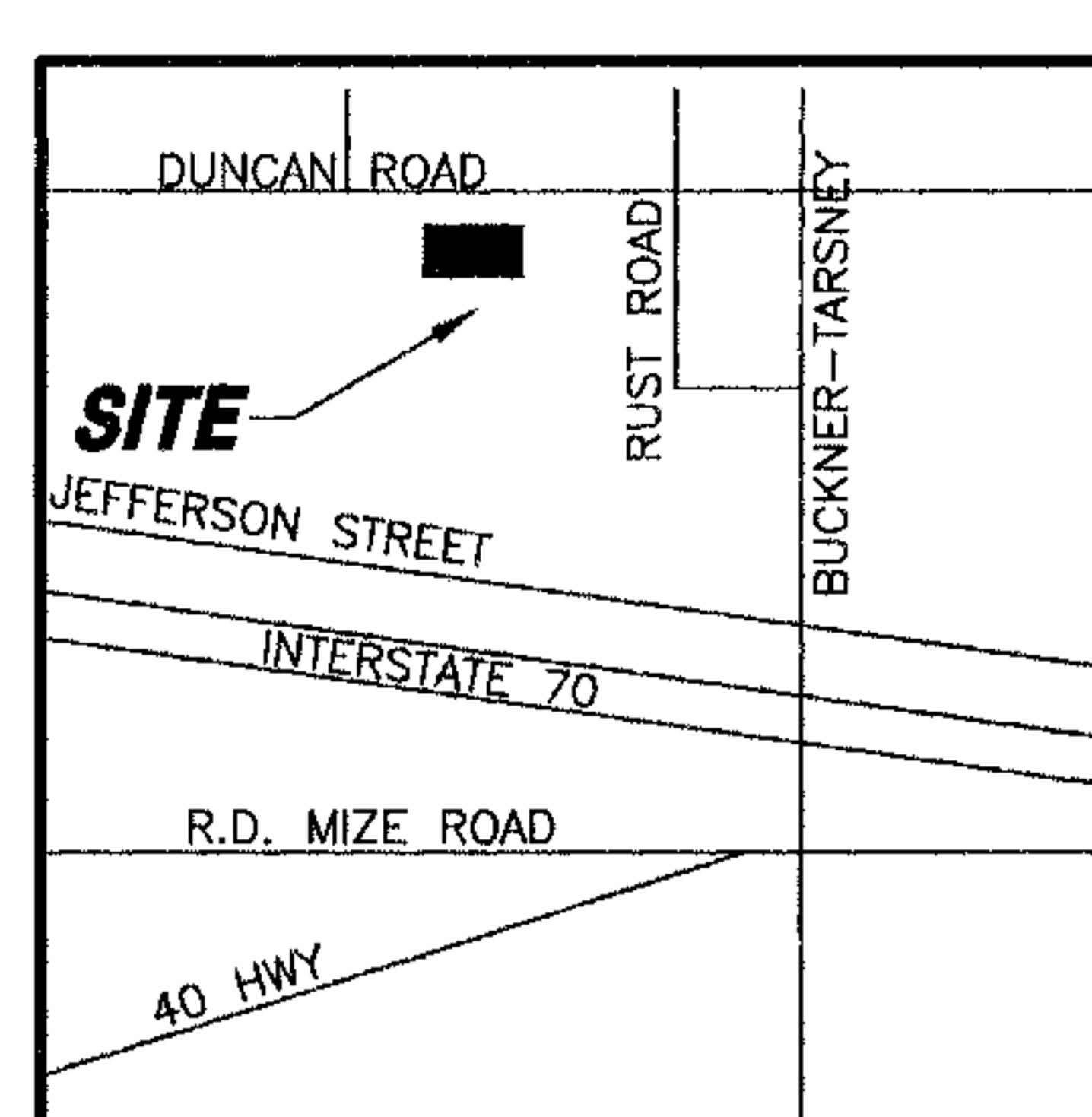
**OWNER**  
Autumn Ridge Homes, LLC  
620 W. Jefferson  
Grain Valley, MO 64029

**HAMILTON • STERRETT**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
231 S.W. Noel  
Lee's Summit, Missouri 64063  
816-525-4844

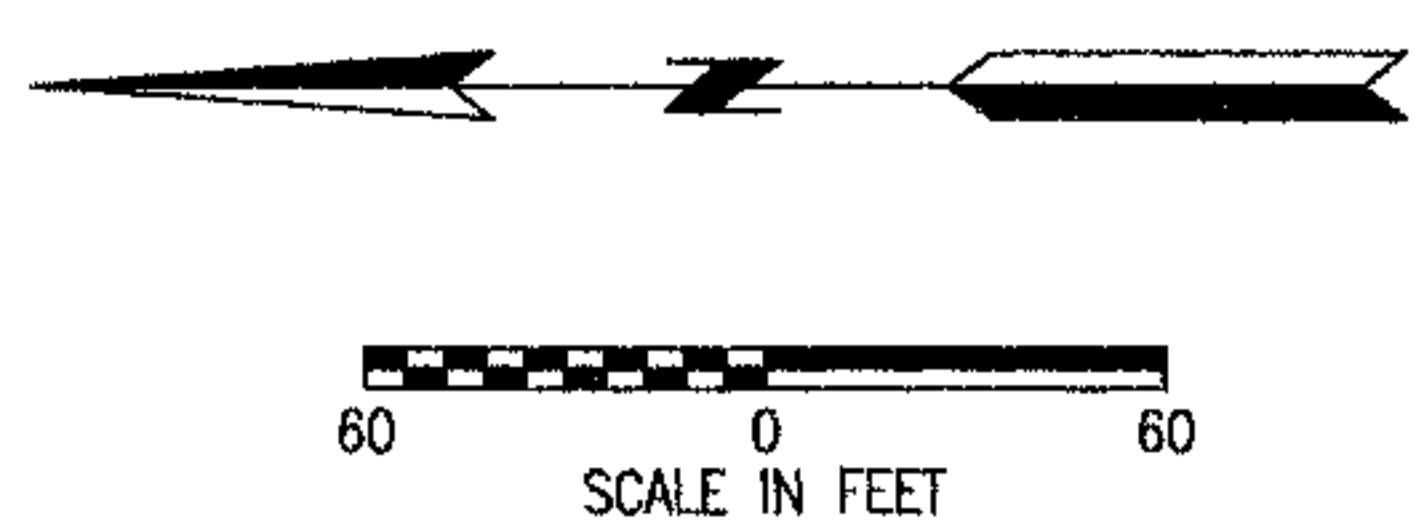
I hereby certify that the within plat of WOODBURY - 4TH PLAT is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers, 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 plotting of subdivisions to the best of my knowledge and belief.



Leslie R. Hamilton, LS 2226  
May 9, 2005  
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.



VICINITY MAP



FINAL PLAT 2006E0103230  
**WOODBURY - 4TH PLAT**  
 LOTS 217 thru 264 and TRACT A  
 Section 27, Township 49, Range 30  
 Grain Valley, Jackson County, Missouri

**SURVEY NOTES:**

1.  $\Delta$  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. 20050109451.
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.
9. Missouri State Plane Bearings and Coordinates obtained using KC Metro Control Monument JA-62. Grid Factor = 0.9959137.
10. Rotate Plat bearings 01°30'59" counterclockwise to obtain Missouri State Plane Grid Bearings.

**GENERAL NOTES:**

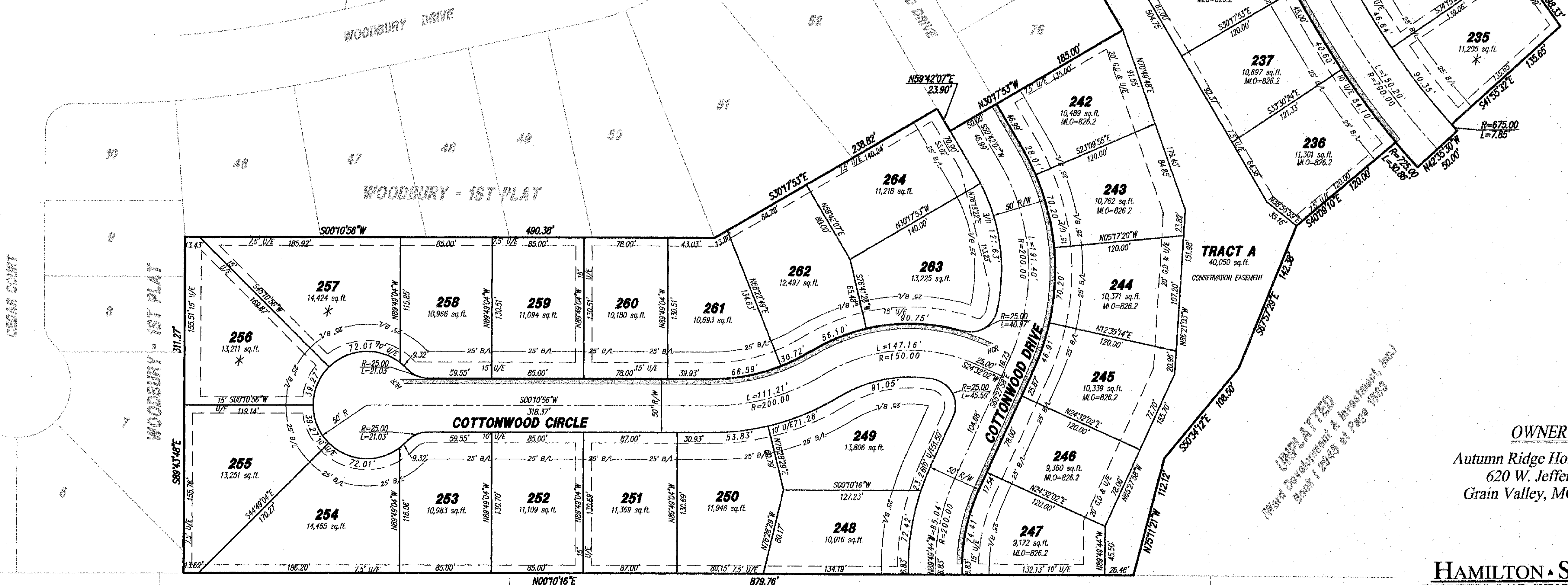
1. Tract A shall be a "Conservation Easement" to be owned and maintained by the Homeowner's Association.
2. The swales located on or near the lots designated by "\*" to carry excess storm water runoff are to be maintained by the Owners of said lots. Minimum Low Openings (MLO) of said lots on the swale side of the lot shall be a minimum one (1) foot above the adjacent top of finish swale unless MLO is controlled by other restrictions.
3. The Minimum Low Opening (MLO) for Lots abutting Tract A shall be 826.2 (2.0' above the designed low point 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 on Woodbury Drive).
5. Minimum Low Opening (MLO) at the front of ALL lots to be minimum one (1) foot above top of corresponding curb elevation.

**DRIVEWAY RESTRICTIONS:**

No driveways will be allowed to access Woodbury Drive.

**KEY:**

- U/E = Utility Easement
- G.D. & U/E = Grading, Drainage & Utility Easement
- B/L = Building Line
- = Sidewalk
- HCR = Handicap Ramp



This plat of WOODBURY - 4TH PLAT has been submitted to and approved by the Grain Valley Planning and Zoning Commission this 21st day of August, 2006.

*(Signature)*  
 Chairman - Nitesh Patel  
*(Signature)*  
 Secretary - Mike Stahl

These easements and rights-of-way accepted by the Governing Body of Grain Valley, Missouri this 21st day of August, 2006.

Attest:  
*(Signature)*  
 Mayor - Dave Halphin  
 City Clerk - Carol Branson

**APPROVED BY JACKSON COUNTY ASSESSOR:**  
 By \_\_\_\_\_  
 Date \_\_\_\_\_

**OWNER:**  
 Autumn 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** 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 of 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.

*(Signature)*  
 Leslie R. Hamilton, LS 2226  
 May 9, 2005

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