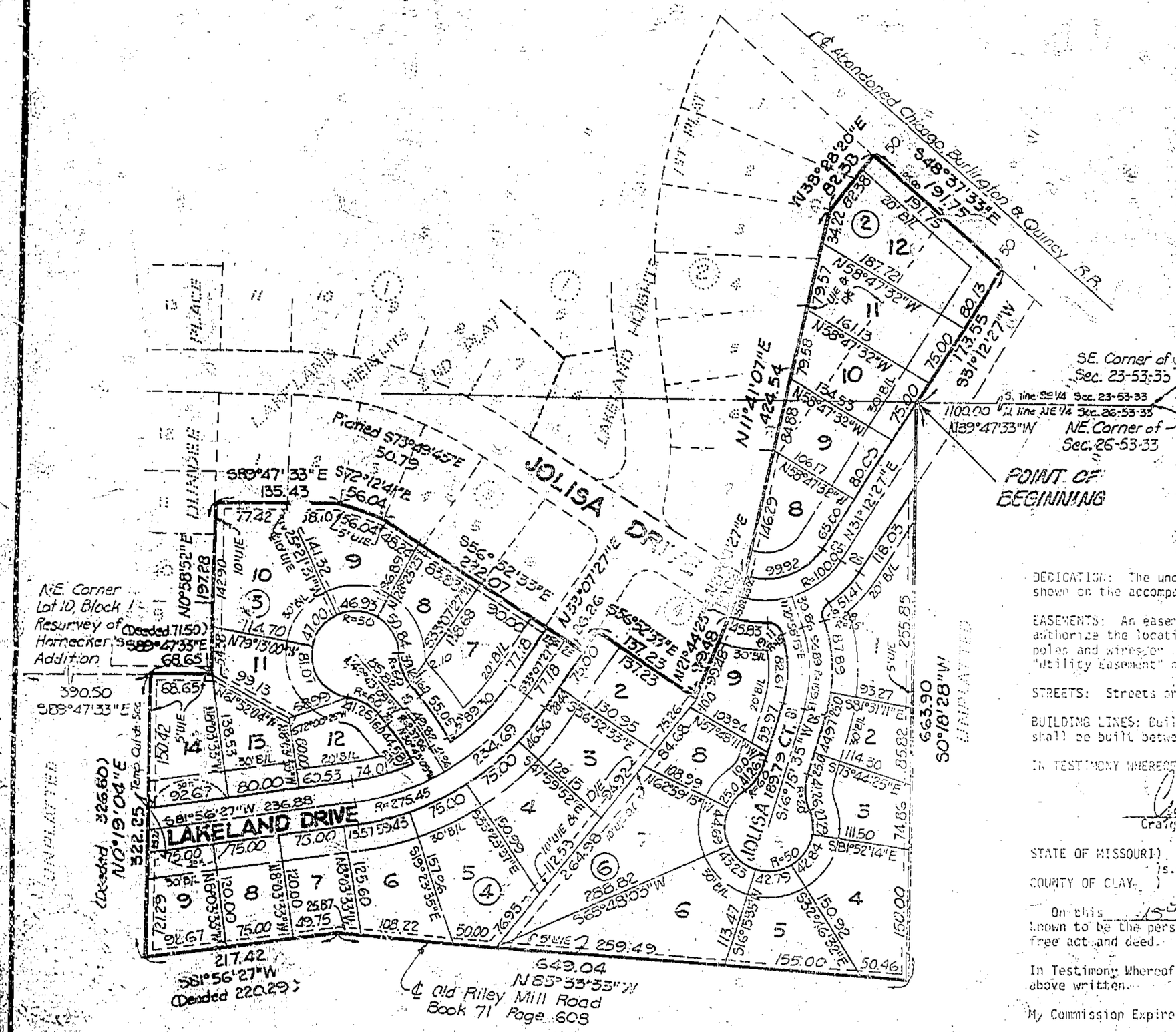
Clay County, Missouri
Land Survey Document

LAKELAND HEIGHTS - 3rd PLAT

P 31816

APR 17 1986



DESCRIPTION: All that part of the Southeast Quarter of Section 23 and the Northeast Quarter of Section 26, all in Township 53 North, Range 33 West in the City of Smithville, Clay County, Missouri, described as follows: Commencing at the Northeast corner of said Section 26; thence North 89 degrees 47 minutes 33 seconds West along the North line of the Northeast Quarter of said Section 26, a distance of 1100.00 feet to the Point of Beginning of the tract of land herein to be described; thence South 0 degrees 18 minutes 28 seconds West and parallel with the East line of the Northeast Quarter of said Section 26, a distance of 663.90 feet to a point in the centerline of Old Riley Mill Road, as said centerline was mutually agreed upon in an agreement dated July 19, 1887 between Charles Hornecker and Wiley B. Ecton and recorded in Book 71 at Page 608 in the Recorder of Deeds Office in Clay County, Missouri; thence North 85 degrees 33 minutes 33 seconds West along said agreed line, a distance of 649.04 feet; thence South 81 degrees 56 minutes 27 seconds West along said agreed line, a distance of 217.42 feet (deeded 220.29 feet) to a point that is 390.50 feet East of the East line produced of Lot 10, Block 1 of RESURVEY OF HORNECKER'S ADDITION, a subdivision of land in the City of Smithville, Clay County, Missouri; thence North 0 degrees 19 minutes 04 seconds East and parallel with said East line, a distance of 322.25 feet (deeded 326.60 feet) to a point in the North line produced of said Lot 10; thence South 89 degrees 47 minutes 33 seconds East along said North line produced, a distance of 68.65 feet (deeded 71.50 feet); thence North 0 degrees 50 minutes 52 seconds East along the East line of DUNDEE PLACE, a subdivision of land in the City of Smithville, Clay County, Missouri, a distance of 197.28 feet to the Southwest corner of Lot 1, Block 3, LAKELAND HEIGHTS 2nd PLAT, a subdivision of land in the City of Smithville, Clay County, Missouri; thence South 89 degrees 47 minutes 33 seconds East along the Southerly line of Lots 1 and 2, Block 3 of said LAKELAND HEIGHTS 2nd PLAT, a distance of 135.43 feet to the Southeasterly corner of said Lot 2; thence South 72 degrees 12 minutes 41 seconds East (platted South 73 degrees 49 minutes 45 seconds East), a distance of 56.04 feet (platted 50.79 feet) to the Southeasterly corner of Lot 3, Block 3 of said LAKELAND HEIGHTS 2nd PLAT; thence South 56 degrees 52 minutes 33 seconds East along the Southeasterly line of Lots 4, 5 and 6, Block 3 of said LAKELAND HEIGHTS 2nd PLAT and the Southeasterly prolongation thereof, a distance of 272.07 feet to a point on the Easterly line of Lakeland Drive; thence North 33 degrees 07 minutes 27 seconds East along the Easterly line of Lakeland Drive, a distance of 26.26 feet to the most Westerly corner of Lot 1, Block 4 of said LAKELAND HEIGHTS 2nd PLAT; thence South 56 degrees 52 minutes 33 seconds East along the Southwesterly line of said Lot 1, a distance of 137.23 feet to the most Southerly corner of said Lot 1; thence North 21 degrees 44 minutes 25 seconds East along the Southeasterly line of said Lot 1, a distance of 99.48 feet to the most Easterly corner of said Lot 1; thence North 21 degrees 08 minutes 27 seconds East, a distance of 50.66 feet to the most Southerly corner of Lot 7, Block 2, LAKELAND HEIGHTS FIRST PLAT, a subdivision of land in the City of Smithville, Clay County, Missouri; thence North 11 degrees 41 minutes 07 seconds East along the Easterly line of Lots 3 thru 7, both inclusive, Block 2 of said LAKELAND HEIGHTS FIRST PLAT, a distance of 424.54 feet to the Northeasterly corner of said Lot 3; thence North 38 degrees 28 minutes 20 seconds East along the Easterly line of Lots 1 and 2, Block 2 of said LAKELAND HEIGHTS FIRST PLAT, a distance of 62.38 feet to the most Easterly corner of said Lot 1; thence South 48 degrees 37 minutes 33 seconds East along the Southwesterly line of the abandoned right-of-way of the Chicago, Burlington and Quincy Railroad, a distance of 191.75 feet to a point on the West line of a tract of land condemned April 5, 1956 by the City of Smithville, in Circuit Court Case No. 23446; thence South 33 degrees 12 minutes 27 seconds West along said West line, a distance of 173.55 feet to the Point of Beginning.

DEDICATION: The undersigned proprietor of the real estate 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 LAKELAND HEIGHTS 3rd PLAT.

EASEMENTS: An easement or license is herein granted to the City of Smithville, Missouri to locate, construct and maintain or to authorize the location, construction, maintenance and use of conduits for all and any purpose; water, gas, sanitary and storm sewer, poles and wires over, in, on any of them ever, under and along the strips of land outlined on this plat and designated by the words "Utility Easement" or "U/E".

STREETS: Streets or roads shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on this plat and no building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF: The undersigned proprietor has set his hand this 15th day of April, 1986.

Craig A. Porter
Craig A. Porter

STATE OF MISSOURI)
) s.s.
COUNTY OF CLAY)

On this 15th day of April, 1986, before me personally appeared CRAIG A. PORTER, a single person, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in Clay County, the day and year above written.

My Commission Expires: Feb 19, 1989

Notary Public
Zoya [illegible]
Print Name

I hereby certify that the plat of LAKELAND HEIGHTS - 3RD PLAT subdivision 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 established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. 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.

DATE: April 2, 1986

Harold E. Rutherford
Harold E. Rutherford, LS-291

AYLETT, RUTHERFORD & EUTSLER SURVEYING, INC.
7200 N. GRAND
CLAY CTY., MISSOURI 64117
(816) 436-0732

This is to certify that the foregoing plat of LAKELAND HEIGHTS 3rd PLAT has been approved and streets and easements shown hereon have been accepted by Ordinance No. 992, of the City of Smithville, Missouri.

Mayor

City Clerk

I certify that this instrument was filed for record on the 17 day of April, 1986, at 10:10 o'clock 33 minutes AM and is duly recorded in Book 21 of Plats, Page 21.

Recorder

6/11/86 JMM
Plats
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