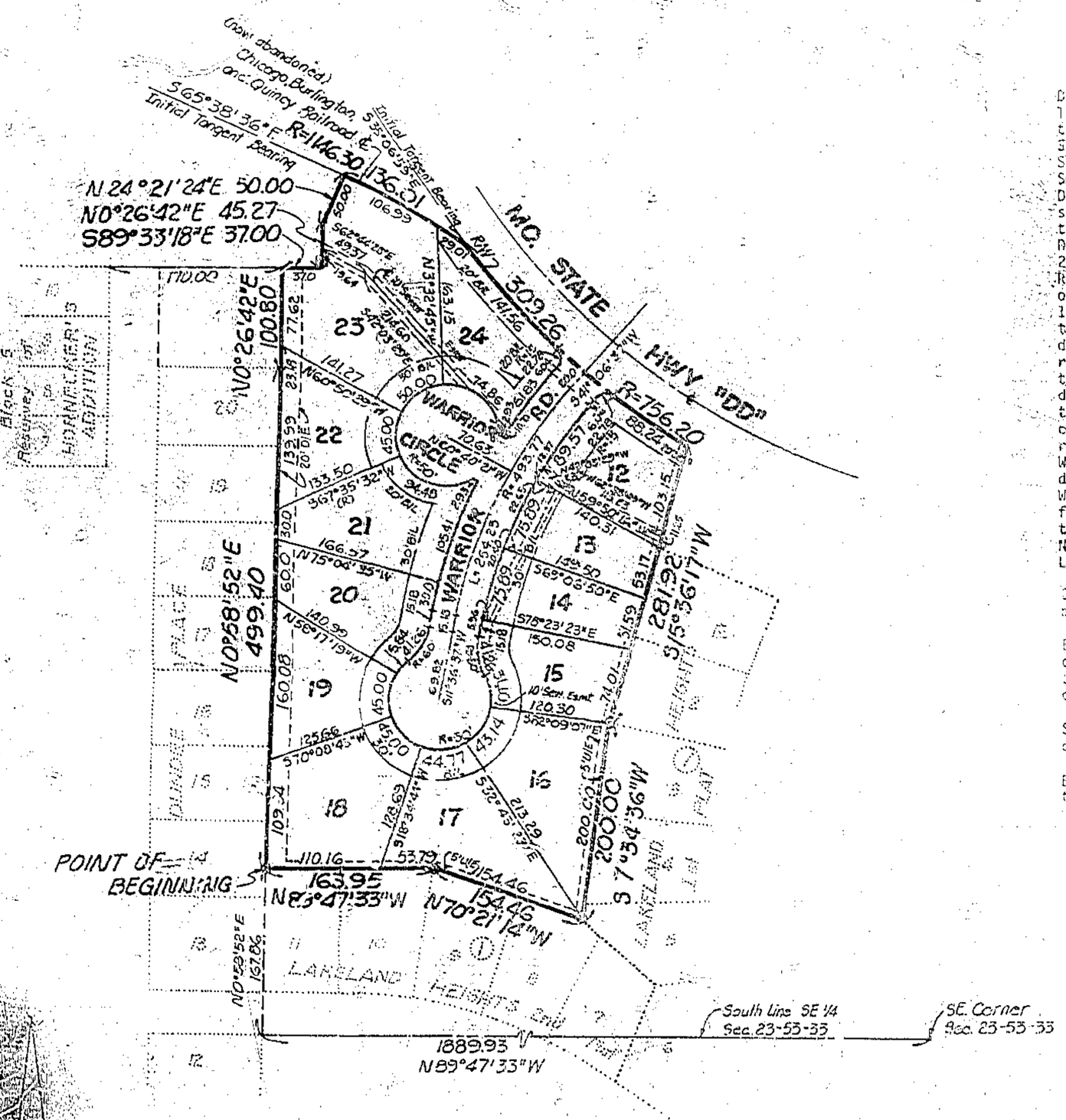
P 31817 APR 17 1986

LAKELAND HEIGHTS

FOURTH PLAT



NOTE: O denotes Monument Set

SCALE: 1" = 100'

I hereby certify that the plat of LAKELAND HEIGHTS FOURTH 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 subdivision to the best of my professional knowledge and belief.

DATE: April 3rd, 1986 Harold E. Rutherford, L.S.-2[illegible]

I certify that this was filed for record this 17 day of April A.D. 19 86 at 10 o'clock [illegible] and recorded in Book 21 on page 22

NANCY E. MOBERLY, Recorder

by Mary E. Moberly Deputy

AYLETT, RUTHERFORD & EUTSLER SURVEYING, INC.
7200 N. GRAND
GLADSTONE, MISSOURI 64118
(816) 436-0732

DESCRIPTION:
This is a subdivision of all that part of the Southeast Quarter of Section 23, Township 53 North, Range 33 West in the City of Smithville, Clay County, Missouri, described as follows: Commencing at the Southeast corner of said Section 23; thence North 89 degrees 47 minutes 33 seconds West along the South line of the Southeast Quarter of said Section 23, a distance of 1889.93 feet to a point on the East line of DUNDEE PLACE, a subdivision of land in the City of Smithville, Clay County, Missouri; thence North 0 degrees 58 minutes 52 seconds East along the East line of said DUNDEE PLACE, a distance of 167.86 feet to the Northwest corner of Lot 11, Block 1, LAKELAND HEIGHTS SECOND PLAT, a subdivision of land in the City of Smithville, Clay County, Missouri, said point being the Point of Beginning of the tract of land herein to be described; thence North 0 degrees 58 minutes 52 seconds East along the East line of said DUNDEE PLACE, a distance of 499.40 feet to the Northeast corner of Lot 20 of said DUNDEE PLACE; thence North 0 degrees 26 minutes 42 seconds East, 170.00 feet East of and parallel with the East line of Lot 10, Block 5, RESURVEY OF HORNECKER'S ADDITION, a subdivision of land in the City of Smithville, Clay County, Missouri, a distance of 100.80 feet to a point 170.00 feet East of the Northeast corner of said Lot 10; thence South 89 degrees 33 minutes 18 seconds East, a distance of 37.00 feet; thence North 0 degrees 26 minutes 42 seconds East, a distance of 45.27 feet to a point on the Southerly line of the Chicago, Burlington and Quincy Railroad (now Abandoned); thence North 24 degrees 21 minutes 24 seconds East, a distance of 50.00 feet to a point on the centerline of said abandoned railroad right-of-way; thence Southeasterly along said railroad centerline and along a curve to the right, the initial tangent having a bearing of South 65 degrees 38 minutes 36 seconds East, having a radius of 1146.30 feet, an arc distance of 136.01 feet to a point on the Southwesterly line of the right of way of Missouri State Highway "DD"; thence Southeasterly along the Southwesterly line of the right-of-way of Missouri State Highway "DD" and along a curve to the left, the initial tangent having a bearing of South 55 degrees 06 minutes 59 seconds East, having a radius of 756.20 feet, an arc distance of 309.26 feet; thence South 15 degrees 36 minutes 17 seconds West along the Westerly line of Lots 1 and 2, Block 1, LAKELAND HEIGHTS FIRST PLAT and the Northerly prolongation thereof, a distance of 281.92 feet to the Southwesterly corner of said Lot 2; thence South 7 degrees 34 minutes 36 seconds West along the Westerly line of Lots 3, 4 and 5, Block 1 of said LAKELAND HEIGHTS FIRST PLAT, a distance of 200.00 feet to an angle point in the Westerly line of said Lot 5; thence North 70 degrees 21 minutes 14 seconds West along the Northerly line of Lots 8 and 9, Block 1 of said LAKELAND HEIGHTS SECOND PLAT, a distance of 154.46 feet to the Northwesterly corner of said Lot 9; thence North 89 degrees 47 minutes 33 seconds West along the Northerly line of Lots 10 and 11, Block 1, of said LAKELAND HEIGHTS SECOND PLAT, a distance of 163.95 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 4th PLAT.

EASEMENTS: An easement or license is hereby 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 sewers, poles and wires on all and any of them over, under and along the strips of land outlined on this plat and designated by the letters "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)
COUNTY OF CLAY) s.s.

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 notarial seal at my office in Clay County, the day and year last above written.

My Commission Expires: July 9, 1989

NOTARY PUBLIC

Printed Name

This is to certify that the foregoing plat of LAKELAND HEIGHTS 4th PLAT has been approved and streets and easements shown hereon have been accepted by Ordinance No. 592 of the City of Smithville, Missouri.

MAYOR:

CITY CLERK

6/17/86 pm
Plats
Book 21

Clay County, Missouri
Land Survey Document