Clay County, Missouri
Land Survey Document

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STEWART COMMERCIAL PARK

A TRACT OF LAND IN THE SW 1/4 OF SEC 26 AND THE SE 1/4 OF SEC 27 T-53-N, R-33-W, SMITHVILLE, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 26 AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 53 NORTH, RANGE 33 WEST, SMITHVILLE, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, ALSO BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26; THENCE S 89°49'27" W ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 27, 340.58 FEET; THENCE [illegible] W, 302.93 FEET TO THE TRUE POINT OF BEGINNING; THENCE [illegible] W, 112.00 FEET; THENCE N 89°40'47" E, 200.0 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 169; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 169 THE FOLLOWING BEARINGS AND DISTANCES: S 00°49'21" W, 200.93 FEET; THENCE S [illegible] 10'38" E, 200.0 FEET; THENCE S 00°49'21" W, 331.0 FEET; THENCE N [illegible] 10'38" W, 100.0 FEET; THENCE S 00°49'21" W, 10.0 FEET; THENCE N [illegible] 10'38" E, 100.0 FEET; THENCE S 00°49'21" W, 203.70 FEET TO THE NORTH EAST CORNER OF THE FORD MOTOR COMPANY TRACT; THENCE ALONG THE NORTH LINE OF SAID FORD MOTOR COMPANY TRACT: S 89°53'50" W, 400.00 FEET; THENCE S 00°49'21" W 449.0 FEET; THENCE S 89°53'50" W, 483.01 FEET; THENCE N 01°11'10" W, 1,216.00 FEET; THENCE S 90°00'00" W, 441.14 FEET; THENCE N 17°50'28" E, 73.54 FEET; THENCE N 17°30'20" E, 94.02 FEET; THENCE N 01°17'35" E, 49.91 FEET; THENCE N 00°49'27" E, 100.00 FEET; THENCE S 89°11'33" E, 80.00 FEET TO THE POINT OF BEGINNING; BEING SUBJECT TO ALL PUBLIC ROADS, EASEMENTS, RESERVATIONS, RESTRICTIONS AND COVENANTS, IF ANY, NOW OF RECORD.

SAID DESCRIBED TRACT CONTAINS OR 30 ACRES, MORE OR LESS.

EASEMENTS:

EASEMENTS ARE HEREBY DEDICATED FOR UTILITIES, AS UTILITY EASEMENTS, RIGHT-OF-WAY WHICH ARE SHOWN AS UTILITY EASEMENTS ON THIS PLAT UNLESS OTHERWISE NOTED, AND SAID EASEMENTS MAY BE EMPLOYED FOR THE PURPOSE OF INSTALLING, REPAIRING AND MAINTAINING GAS LINES, ELECTRIC LINES, TELEPHONE LINES, SURFACE DRAINAGE, AND ALL OTHER FORMS AND TYPES OF PUBLIC UTILITIES, NOW OR HEREAFTER USED BY THE PUBLIC OVER, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT", "UTILITY EMT" OR "U.E."

STREETS:

STREETS, AVENUES, LANES, DRIVES AND COURTS SHOWN ON THIS PLAT ARE NOT HERETOFORE DEDICATED TO AND FOR PUBLIC USE ARE HEREBY DEDICATED.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE STATE LAND SURVEY AUTHORITY AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MISSOURI.

BY: _____
R. GENE BUZZARD, NO. R.L.S. # 1463
AUGUST, 8, 1986 DATE OF MISSOURI

STATE OF MISSOURI
R. GENE BUZZARD
NUMBER
LS-1463
REGISTERED LAND SURVEYOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED PROPERTY OWNER OF THE LAND AS ABOVE SET FORTH IN THE SURVEYORS CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO TRACTS, EASEMENTS AND STREETS. THE SAME TO BE KNOWN AS:

"STEWART COMMERCIAL PARK"

AN ADDITION TO THE CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF PUBLIC, AND EASEMENTS AS INDICATED ON THE ACCOMPANYING PLAT ARE HEREBY GRANTED TO THE PUBLIC FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING AND REPAIRING ALL PUBLIC UTILITIES AND FOR THE DRAINAGE OF SURFACE WATER, OVER OR UNDER AND ALONG THESE EASEMENTS.

C.G. MATHEWS (OWNER)

STATE OF MISSOURI }
COUNTY OF CLAY } SS

BE IT REMEMBERED, THAT ON THIS 11th DAY OF August 1986, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME C.G. MATHEWS, A SINGLE PERSON, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

SUE E. BUNTON
Notary Public-State of Missouri
Commissioned in Platte County
My Commission Expires April 15, 1988

SUE E. BUNTON
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-15-1988

THE PLAT OF "STEWART COMMERCIAL PARK" HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION THIS 29th DAY OF August 1986.

CHAIRMAN — SECRETARY

IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SMITHVILLE, MISSOURI, THIS 8th DAY OF September 1986.

MAYOR — CITY CLERK

STATE OF MISSOURI }
COUNTY OF CLAY } SS

I HEREBY CERTIFY THAT THE FOREGOING WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____ 19__ AND RECORDED IN BOOK _____ PAGE _____ OF THE RECORDS OF MY OFFICE.

RECORDER OF DEEDS

LEGEND:
CL ------ CENTERLINE
R ------ RADIUS
A ------ ARC
AC ------ ACRES
U.E. ------ UTILITY EASEMENT
EMT ------ EASEMENT
BLDG ------ BUILDING

LINE	BEARING	DISTANCE
L1	N67°10'30"W	20.00
L2	N 1°11'10"W	20.00
L3	N 1°11'10"W	18.77
L4	N 1°11'10"W	50.00
L5	N 1°11'10"W	50.00
L6	N89°11'10"E	100.00

CURVE	DELTA	RADIUS	TANGENT	LENGTH
1	50°28'37"	50.00	25.48	43.94
2	60°00'00"	50.00	29.87	52.36
3	91°53'37"	50.00	47.37	80.21
4	61°13'01"	50.00	29.58	53.42
5	60°00'00"	50.00	28.87	52.36
6	53°28'37"	50.00	25.48	46.66

PREPARED FOR:
C. G. MATHEWS
& DON COPPER

PREPARED BY:
GENE BUZZARD AND ASSOCIATES
801 NORTH 22ND STREET
ST. JOSEPH, MISSOURI 64506
PHONE (816) 364-3551

11/14/86 9:11
Plats