Clay County, Missouri
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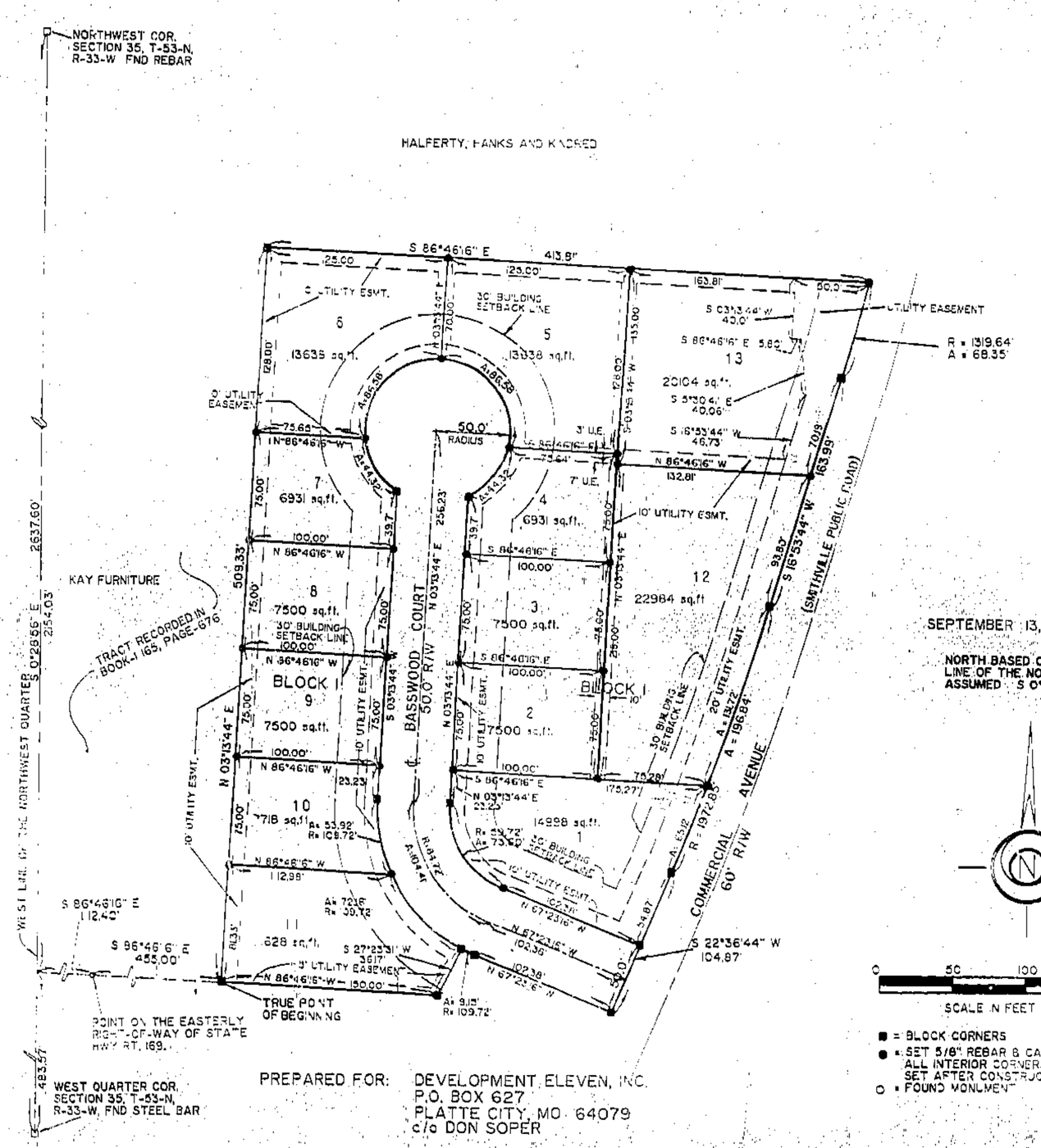
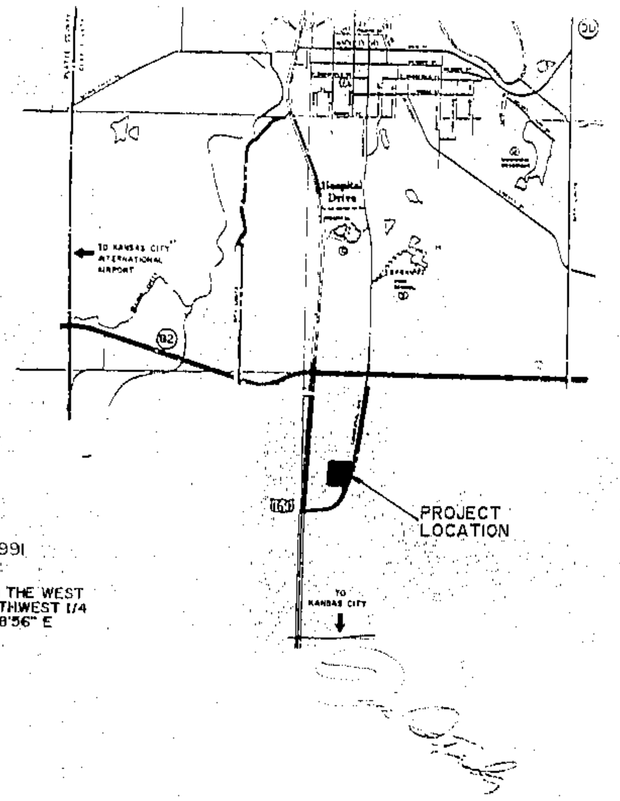
B-189

FINAL PLAT OF

SEA PORT ONE

A MAJOR SUBDIVISION OF LAND IN THE WEST ONE-HALF OF THE NORTHWEST QUARTER, SECTION 35, TOWNSHIP-53-N, RANGE-33-W SMITHVILLE, CLAY COUNTY, MISSOURI





PREPARED FOR: DEVELOPMENT ELEVEN, INC.
P.O. BOX 627
PLATTE CITY, MO. 64079
c/o DON SOPER

LEGAL DESCRIPTION: A Tract of land in the West One-Half of the Northwest Quarter of Section 35 in Township 53 North, Range 33 West, now in the City of Smithville, Clay County, Missouri, lying North and West of the Smithville Public Road and East of U.S. Highway No. 169, and more particularly described as follows: Commencing at the Northwest corner of said Section 35; Thence S 00° 28' 56" E, along the West line of said Section 35, a distance of 2154.03 feet; Thence S 86° 45' 16" E, 112.40 feet to a 5/8 inch rebar on the Easterly Right-of-Way line of State Route No. 169 at the Southwest corner of a certain Tract described in the Deed recorded in Book 1165, at Page 676, as Document No. 04319; Thence S 86° 46' 16" E, 455.00 feet to a 5/8 inch rebar at the Southeast corner of said Tract described in Book 1165, at Page 676, to the TRUE POINT OF BEGINNING; Thence N 03° 13' 44" E, along the East line of said Tract and the prolongation of this line, 509.33 feet to a 5/8 inch rebar; Thence S 86° 46' 16" E, 413.81 feet to a 5/8 inch rebar on the Westerly Right-of-Way of Old Route No. 169, now known as Commercial Avenue; Thence in a Southwesterly direction along said Westerly Right-of-Way the following bearings and distances along a curve to the right, having a radius of 1319.64 feet with an arc distance of 68.35 feet, on a chord bearing of S 15° 24' 43" W; Thence S 16° 53' 44" W, 163.99 feet; Thence along a curve to the right having a radius of 1972.85 feet for an arc distance of 196.84 feet on a chord bearing of S 19° 45' 14" W; Thence S 22° 36' 44" W, 104.87 feet; Thence leaving said Westerly Right-of-Way N 67° 23' 16" W, 102.38 feet; Thence along a curve to the Right having a radius of 109.72 feet for an arc distance of 9.15 feet on a chord bearing of N 64° 59' 49" W; Thence S 27° 23' 31" W, 36.17 feet; Thence N 86° 46' 16" W, 150.00 to the TRUE POINT OF BEGINNING containing 4.05 acres more or less and being subject to all public roads, easements, reservations, restrictions and covenants, if any, now of record.

DEDICATION:
The undersigned owner of the above described property declare they are sole owner of the above described tracts and that they caused the same to be subdivided into lots of the sizes and dimensions as shown on this Plat which was drawn by their authority and under their direction. Said Plat shall hereafter be known as:

"SEA PORT ONE"

The streets and other public Right-of-Way shown on this plat, and not heretofore dedicated to public use, are hereby dedicated. In consideration of acceptance of this plat and dedication the owner does hereby waive any claims for damages to any of the above described property by reason of the future grading of the streets in this plat to such grades may be established by the City Commission of the City of Smithville, Missouri, at the time of approval of this plat or at any time thereafter. This waiver shall be binding upon the owner, their heirs, successors and grantees. An easement or license is hereby granted to the City of Smithville, Missouri to locate, construct and maintain or authorize the location, construction and maintenance of conduits, water, gas and sewer pipe, poles, wires and surface drainage or any, or all of them, over, under, along and through the strips marked "U.E." or "UTILITY EASEMENT" and that the planting of any trees or shrubbery, or the placing of other improvements on said easements will be done at the risk of subsequent damage thereto without compensation therefore.

IN TESTIMONY WHEREOF: Development Eleven Inc., a Missouri corporation, being the sole owner of the above described tract have caused these presents to be signed this 20 day of January, 1992.

Donald L. Soper, President — Betty R. Soper, Secretary

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

Be it remembered that on this 20 day of January, 1992, before me, a Notary Public in and for said County and State, appeared Donald L. Soper to me personally known, who being by me duly sworn, did say that he is the President of Development Eleven, Inc., a Missouri corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Donald L. Soper acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Notary Public — My Commission Expires: Dec. 2, 1993

This plat of "SEA PORT ONE" has been submitted to and approved by the Planning Commission this 20 day of January, 1992.

Chairperson — Secretary

The dedications shown on this plat have been accepted by the City Commission of the City of Smithville, Missouri, this 20 day of January, 1992.

Mayor — City Clerk

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

This is to certify that this instrument was filed for record in the Register of Deeds Office on the ____ day of _____, 1992. In Book ____, Page ____ at ____ O'Clock.

Deputy — Register of Deeds

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: Gene Buzzard
Gene Buzzard, Mo. L.S. #1463
September 11, 1991 File No. 791-S02SPF
HP 340 Disc #350 "SUPERB"
J.E.

Gene Buzzard & Associates Inc.
ENGINEERS & LAND SURVEYORS
902 N. 33rd - ST. JOSEPH, 64506
816-364-3551