Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

L 67458 JUL 16 1992

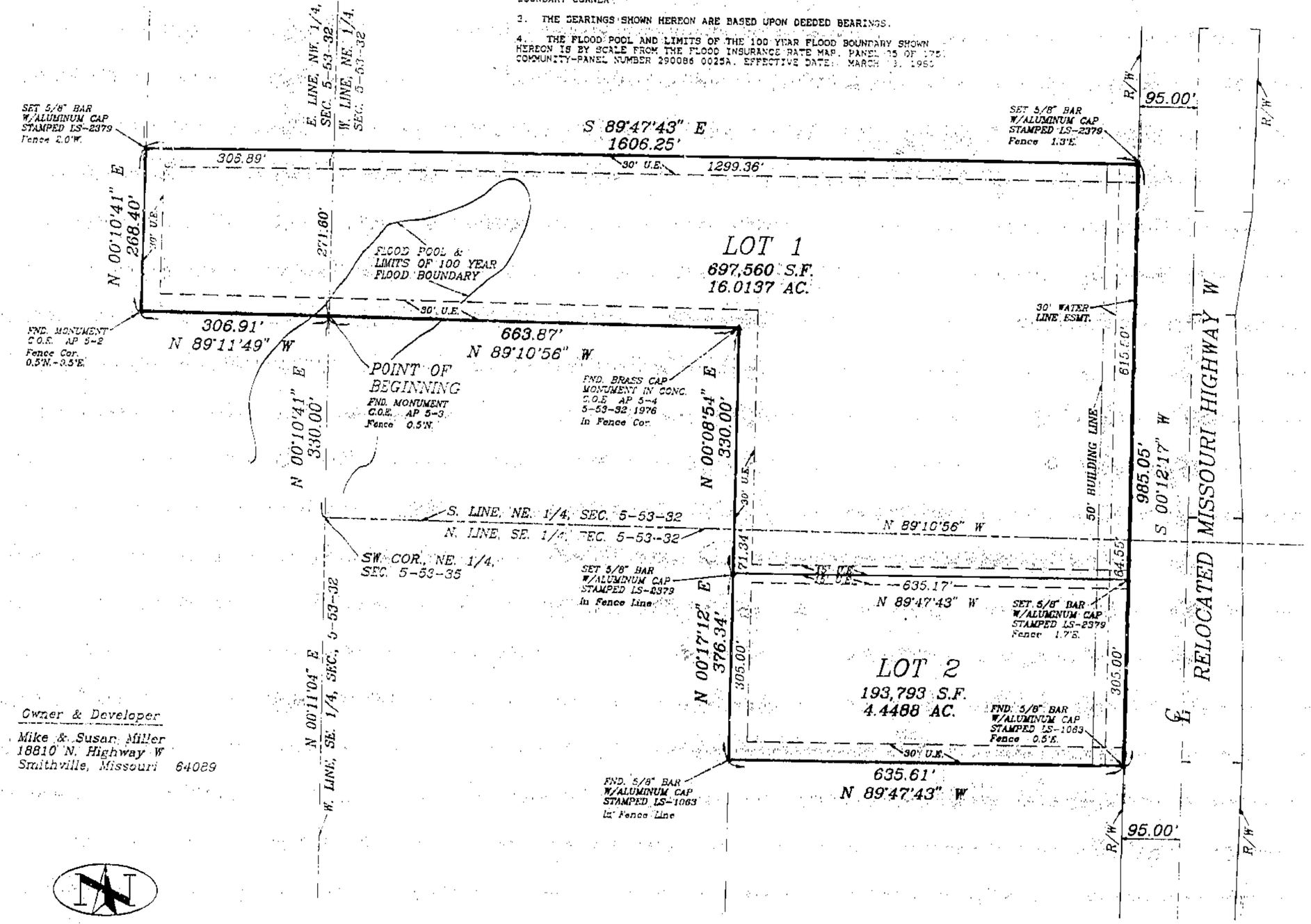
BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATIONS UNLESS INDICATED OTHERWISE ON THIS DRAWING:
   SEMI-PERMANENT MONUMENTATION:
   1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-2379" SET AT BOUNDARY CORNERS MARKED " ● ".
   PERMANENT MONUMENTATION:
   5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-2379" SET AT BOUNDARY CORNERS MARKED " ▲ ".

2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " O " OR " △ ", IF NOT TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

3. THE BEARINGS SHOWN HEREON ARE BASED UPON DEEDED BEARINGS.

4. THE FLOOD POOL AND LIMITS OF THE 100 YEAR FLOOD BOUNDARY SHOWN HEREON IS BY SCALE FROM THE FLOOD INSURANCE RATE MAP, PANEL 35 OF 175, COMMUNITY-PANEL NUMBER 290086 0025A, EFFECTIVE DATE: MARCH 3, 1982.

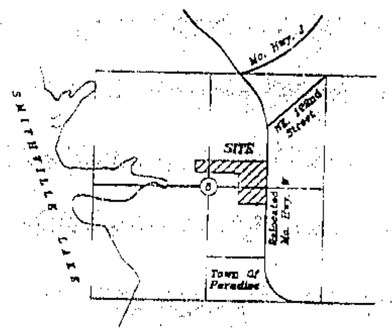


Owner & Developer

Mike & Susan Miller
18810 N. Highway W
Smithville, Missouri 64089

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



VICINITY MAP

Robert L. Buford Land Surveyors
7211 N. W. 83RD ST. SUITE 160 KANSAS CITY, MO. 64152 (816) 741-6152

Plat Prepared By

Charles E. Kutz RLS-2379
R. L. Buford & Associates
7211 NW. 83rd St. Suite 160
Kansas City, Missouri 64152

Restrictive Covenants
filed 7-16-92 L 67459
Book 2135 Page 231

Clay County Data Clerk
2/5/93

FINAL PLAT
SAILBOAT VIEW
A SUBDIVISION IN CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:

A TRACT OF LAND IN SECTION 5-T.53-R.32, CLAY COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE NE 1/4 OF SAID SECTION 5; THENCE N 00°-10'-41" E, ALONG THE WEST LINE OF SAID NE 1/4, 330.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE N 89°-11'-49" W, 306.91 FEET; THENCE N 00°-10'-41" E, PARALLEL TO THE WEST LINE OF SAID NE 1/4, 268.40 FEET; THENCE S 89°-47'-43" E, 1606.25 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF RELOCATED MISSOURI STATE HIGHWAY ROUTE "W", AS NOW ESTABLISHED; THENCE S 00°-12'-17" W, ALONG SAID RIGHT-OF-WAY LINE, 985.05 FEET; THENCE N 89°-47'-43" W, 635.61 FEET; THENCE N 00°-17'-12" E, 376.34 FEET TO A POINT ON THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 5; THENCE N 00°-08'-54" E, 330.00 FEET; THENCE N 89°-10'-56" W, 663.87 FEET TO THE TRUE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL BE KNOWN AS:

SAILBOAT VIEW

EASEMENTS:

EASEMENTS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO CLAY COUNTY, MISSOURI, FOR UTILITY AND/OR STORM DRAINAGE PURPOSES.

STREETS:

STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE 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 OR OTHERWISE LOCATED BETWEEN THIS LINE AND THE LOT OR STREET LINE.

IN TESTIMONY WHEREOF:

MICHAEL P. MILLER AND SUSAN D. MILLER, HUSBAND AND WIFE, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 2nd DAY OF July, 1992.

Michael P. Miller — MICHAEL P. MILLER HUSBAND
Susan D. Miller — SUSAN D. MILLER WIFE

NOTARY CERTIFICATION:

STATE OF MISSOURI)
) SS:
COUNTY OF Platte)

BE IT REMEMBERED THAT ON THIS 2nd DAY OF July, 1992, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE ABOVE MENTIONED, CAME MICHAEL P. MILLER AND SUSAN D. MILLER, HUSBAND AND WIFE, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO EXECUTED THE WITHIN INSTRUMENT OF WRITING AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR OWN FREE ACT AND DEED.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DATE HEREIN LAST ABOVE WRITTEN.

MARISA L. WEST
Notary Public - State of Missouri
Commissioned in Platte County
My Commission Expires Feb 14, 1996

MY COMMISSION EXPIRES: Marisa L. West
NOTARY PUBLIC

THIS PLAT OF SAILBOAT VIEW HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CLAY COUNTY PLANNING AND ZONING COMMISSION, AND IS HEREBY _____, DATED THIS _____ DAY OF _____, 19__.

CHAIRMAN, PLANNING COMMISSION — DIRECTOR, PLANNING COMMISSION
PRESIDING COMMISSIONER — EASTERN COMMISSIONER
WESTERN COMMISSIONER — COUNTY COUNSELOR

THESE EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE COUNTY GOVERNING BODY OF CLAY COUNTY, MISSOURI, THIS _____ DAY OF _____, 19__.

PRESIDING JUDGE

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 19__.

COUNTY RECORDER

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

7-2-92 Charles E. Kutz
CHARLES E. KUTZ RLS-2379