Clay County, Missouri
Land Survey Document

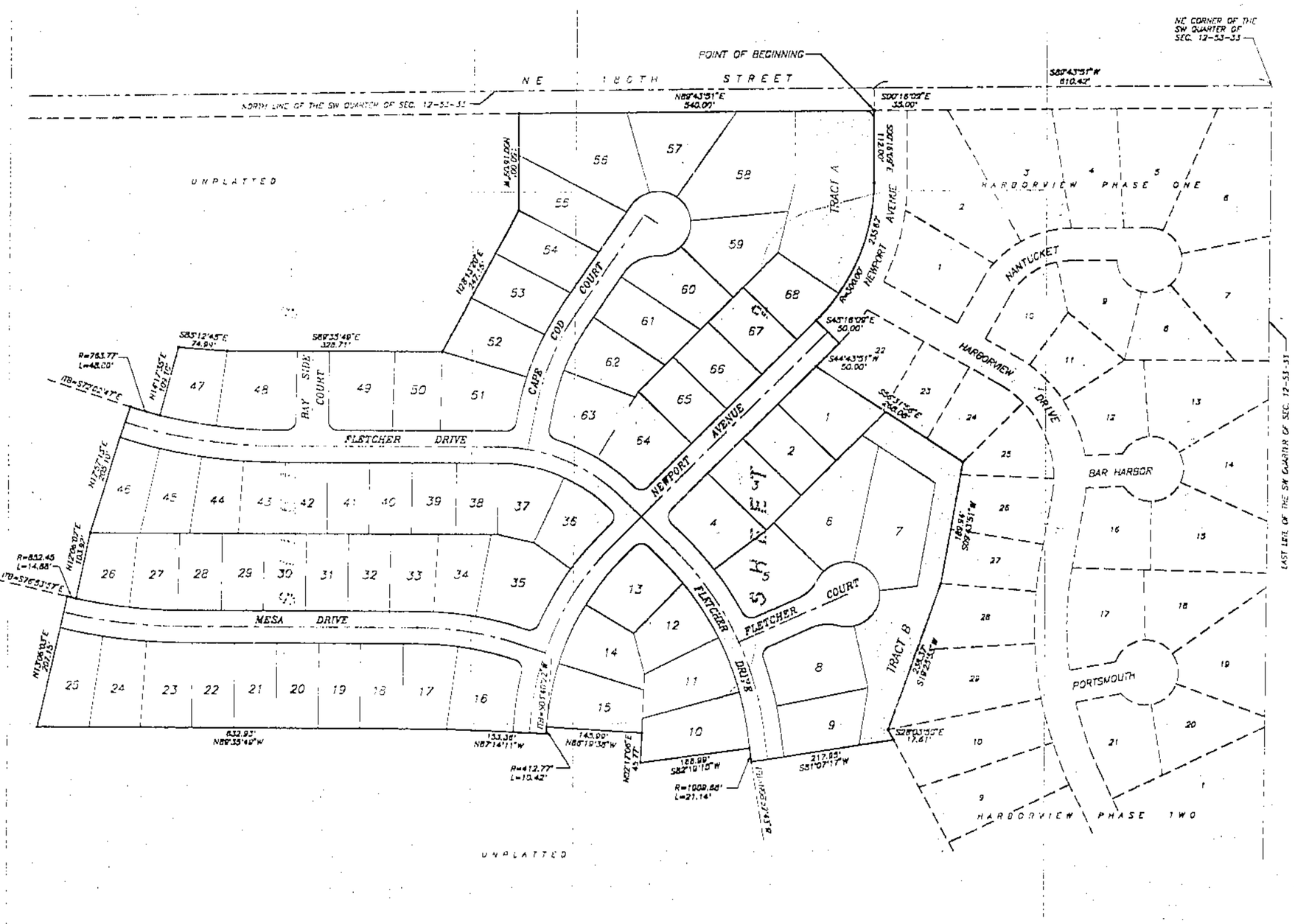
Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI, 64118
(816) 436-0732

L 92015
OCT 19 1993
Deputy

HARBORVIEW THIRD PLAT

FINAL PLAT
City of Smithville, Clay County, Missouri

THOMSON TITLE CORP.
#26 WESTWOODS DR.
P.O. BOX 212 - LIBERTY, MO 64068
PHONE (816) 792-0277



OVERALL BOUNDARY & SHEET LAYOUT

DESCRIPTION: All that part of the Southwest Quarter of Section 12, Township 53, Range 33 in the City of Smithville, Clay County, Missouri, described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 12; thence South 89 degrees 42 minutes 51 seconds West along the North line of the Southwest Quarter of said Section 12, a distance of 810.42 feet; thence South 0 degrees 16 minutes 9 seconds East, a distance of 33.0 feet to the point of beginning of the tract of land herein to be described. Said point of beginning being the intersection of the Southerly right of way of NE 180th Street and the westerly right of way of Newport Avenue; thence continuing South 0 degrees 16 minutes 09 seconds East along the Westerly right of way of said Newport Avenue, a distance of 112.00 feet; thence continuing along the Westerly right of way of said Newport Avenue, along a curve to the right being tangent to the last described course and having a radius of 300.00 feet, an arc distance of 235.82 feet; thence South 45 degrees 18 minutes 09 seconds East, a distance of 50.0 feet to the Westerly line of Lot 24, HARBORVIEW SUBDIVISION PHASE ONE, a subdivision of land in the City of Smithville, Clay County, Missouri. Said point also being on the Easterly right of way of said Newport Avenue; thence South 44 degrees 43 minutes 51 seconds West along the Westerly line of said Lot 24, a distance of 50.00 feet to the most Westerly corner of said Lot 24; thence South 56 degrees 31 minutes 56 seconds East along the Southeasterly line of Lots 22 thru 24 of said HARBORVIEW SUBDIVISION PHASE ONE, a distance of 256.00 feet to the most Southerly corner of said Lot 24; thence South 09 degrees 43 minutes 31 seconds West along the Westerly line of Lots 25 thru 27 of said HARBORVIEW SUBDIVISION PHASE ONE, a distance of 158.64 feet to the Southwesterly corner of said Lot 27; thence South 19 degrees 25 minutes 35 seconds West along the Westerly line of Lots 28 and 29 of said HARBORVIEW SUBDIVISION PHASE ONE, a distance of 236.37 feet to the most Westerly corner of said Lot 29; thence South 28 degrees 03 minutes 50 seconds East along the Westerly line of Lot 10, HARBORVIEW SUBDIVISION PHASE TWO, a subdivision of land in the City of Smithville, Clay County, Missouri, a distance of 17.61 feet; thence South 81 degrees 07 minutes 17 seconds West, a distance of 217.93 feet; thence Northerly along a curve to the right having an initial tangent bearing of North 28 degrees 52 minutes 43 seconds West and a radius of 1009.68 feet, an arc distance of 21.14 feet; thence South 02 degrees 19 minutes 13 seconds West, a distance of 166.69 feet; thence North 02 degrees 17 minutes 06 seconds East, a distance of 45.77 feet; thence North 88 degrees 19 minutes 38 seconds West, a distance of 145.99 feet; thence Southerly along a curve to the left, having an initial tangent bearing of South 03 degrees 40 minutes 22 seconds West and a radius of 412.77, an arc distance of 10.42 feet; thence North 87 degrees 14 minutes 11 seconds West, a distance of 153.36 feet; thence North 89 degrees 35 minutes 49 seconds West, a distance of 632.93 feet; thence North 13 degrees 06 minutes 03 seconds East, a distance of 207.13 feet; thence Easterly along a curve to the left having an initial tangent bearing of South 76 degrees 53 minutes 57 seconds East and a radius of 852.45 feet, an arc distance of 14.88 feet; thence North 12 degrees 06 minutes 02 seconds East, a distance of 102.92 feet; thence North 17 degrees 57 minutes 13 seconds East, a distance of 255.10 feet; thence Easterly along a curve to the left having an initial tangent bearing of South 72 degrees 02 minutes 47 seconds East and a radius of 753.77 feet, an arc distance of 48.00 feet; thence North 14 degrees 17 minutes 35 seconds East, a distance of 109.10 feet; thence South 83 degrees 12 minutes 43 seconds East, a distance of 74.99 feet; thence South 89 degrees 35 minutes 49 seconds East, a distance of 320.77 feet; thence North 28 degrees 13 minutes 20 seconds East, a distance of 247.13 feet; thence North 0 degrees 16 minutes 09 seconds West, a distance of 150.00 feet to the Southerly right of way of NE 180th Street; thence North 89 degrees 43 minutes 51 seconds East along the Southerly right of way of NE 180th Street, a distance of 540.0 feet to the point of beginning of the tract of land herein described. The above described tract of land contains 91.84 Acres more or less.

Tract "A" and Tract "B" are hereby reserved by the Developer as private Greenway. The use and maintenance of said Tracts "A" and "B" are governed by HARBORVIEW THIRD PLAT declaration of restrictions recorded, simultaneously herewith.

DEDICATION: The undersigned proprietors of the tract of land described hereon has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "HARBORVIEW THIRD 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, sewers and water mains, pipes, poles or wires, anchors and surface drainage, upon over and under the areas outlined on this plat and designated by the words "Utility Easement" or "U/E", "Sanitary Easement" or "S/E", "Drainage Easement" or D/E.

STREETS: Streets 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 the accompanying plat and no building or portion thereof shall be built between this line and the street line.

IN WITNESS WHEREOF: The undersigned proprietor of the Property described hereon has caused this instrument to be executed this 18th day of OCTOBER 1993.

Donald H. Fletcher, trustee under declaration of trust dated February 12, 1992 for the benefit of Donald H. Fletcher, et al, and to the Lessees in office

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 18 day of OCTOBER 1993, before me the undersigned Notary Public, personally appeared Donald H. Fletcher, who before me appeared duly sworn, did say that he is the trustee of the above described property and acknowledged to me that he executed the within and foregoing instrument as his free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri, the day and year last written.

My commission Expires 10-3-94 — NOTARY PUBLIC

This plat of "HARBORVIEW THIRD PLAT" has been submitted to and approved by the Planning Commission this 6th day of May 1993.

CHAIRMAN — SECRETARY

The dedications shown on this plat have been accepted by the City Commission of the City of Smithville, Missouri, this 11th day of May 1993.

MAYOR — CITY CLERK

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

This is to certify that this instrument was filed for record in the Register Of Deeds Office on the ____ day of ____ 1993 in Book ____, Page ____ at ____ PM/AM O'Clock.

DEPUTY — REGISTER OF DEEDS

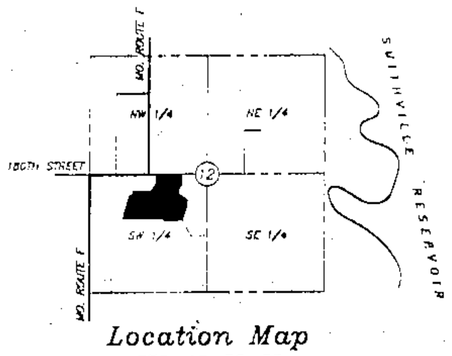
I hereby certify that the plat of HARBORVIEW THIRD PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division 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 plotting of subdivisions to the best of my knowledge and belief.

DATE: 5-10-93 — DAN A. AYLETT

STATE OF MISSOURI — DAN ANTHONY AYLETT — NUMBER S-2074 — PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100'
100 50 0 100

JOB NUMBER
26203



Location Map
SEC. 12-53-33

Clay County
Clerk
11/2/93

http://www.ClayCoGov.com