Clay County, Missouri
Land Survey Document

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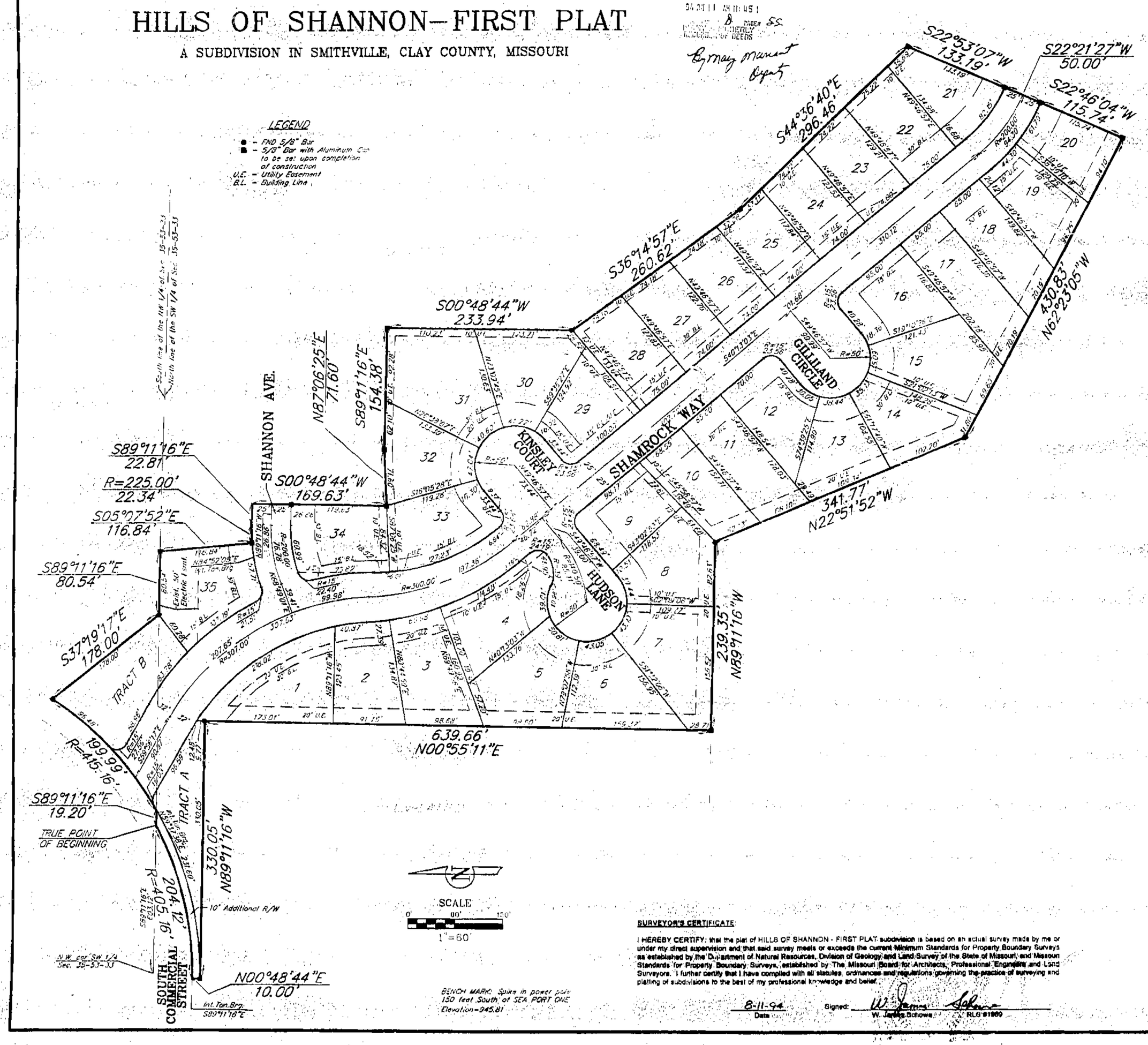
M 29883 AUG 1 1 1994

HILLS OF SHANNON–FIRST PLAT

A SUBDIVISION IN SMITHVILLE, CLAY COUNTY, MISSOURI



LEGAL DESCRIPTION:

A subdivision of land lying in the Northwest Quarter and the Southwest Quarter of Section 35, Township 53, Range 33, City of Smithville, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest Corner of said Southwest Quarter; thence South 89°11'16" East, along the North line of said Southwest Quarter, 603.12 feet to the True Point of Beginning of the tract to be herein described, said point being also a point on the South line of South Commercial Street, as now established; thence continuing along said North line, South 89°11'16" East, 19.20 feet; thence Northeasterly along a curve to the left, along said South line of said South Commercial Street, having an initial tangent bearing of North 36°37'38" East, a radius of 415.16 feet, a central angle of 27°36'00", an arc distance of 199.99 feet; thence South 37°19'17" East, 178.00 feet to a point on the aforementioned North line; thence South 89°11'16" East, along said North line,80.54 feet; thence South 5°07'52" East, 116.84 feet; thence Easterly along a curve to the right, having an initial tangent bearing of North 84°52'08" East, a radius of 225.00 feet, an arc distance of 22.34 feet; thence South 89°11'16" East, 22.81 feet; thence South 0°48'44" West, 169.63 feet, thence North 87°06'25" East, 71.60 feet; thence South 89°11'16" East, 154.38 feet; thence South 0°48'44" West, 233.94 feet; thence South 36°14'57" East, 260.62 feet; thence South 44°36'40" East, 296.46 feet; thence South 22°53'07" West, 133.19 feet; thence South 22°21'27" West, 50.00 feet; thence South 22°46'04" West, 115.74 feet; thence North 62°23'06" West, 430.83 feet; thence North 22°51'52" West, 341.77 feet; thence North 89°11'16" West, 239.35 feet; thence North 0°55'11" East, 639.66 feet; thence North 89°11'16" West, 330.05 feet; thence North 0°48'44" East, 10.00 feet to a point on the South line of said South Commercial Street; thence Easterly along said South line, along a curve to the left, having an initial tangent bearing of South 89°11'16" East, a radius of 405.16 feet, a central angle of 28°51'55", an arc distance of 204.12 feet to the True Point of Beginning. Containing 11.91 acres, more or less.

EASEMENTS:

Easements are hereby dedicated for public use, as utility easement right-of-way which are shown as lying between the dashed lines in widths indicated and as set forth on this plat unless otherwise noted, and said easements may be employed for the purpose of installing, repairing and maintaining sanitary sewers, storm sewers, gas lines, electric lines, telephone lines, and all other forms and types of public utilities now or hereafter used by the public over, under, and along the strips marked "U.E."

STREETS:

Streets shown on this plat and not heretofore dedicated to and for public use are hereby so dedicated.

STATE OF Missouri)
) SS:
COUNTY OF Clay)

Know all men by these presents, that we, the undersigned property owners of the land as above set forth in the Engineer's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Easements, Lanes, Drives, Courts, Streets and Avenues, the same to be known as HILLS OF SHANNON - FIRST PLAT, an addition to the City of Smithville, Clay County, Missouri, the Lanes, Drives, Courts, Streets and Avenues 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.

CRITERION COMMUNITIES, L.L.C.

H.K. Gilliland — General Manager
James L. Wasco — Ass. General Manager

STATE OF Missouri)
) SS:
COUNTY OF Clay)

Be it remembered that on this 14 day of June, 1994, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came H.K. Gilliland and James L. Wasco, to me personally known, who being by me duly sworn, did say that they are General Manager and Assistant General Manager, respectively of Criterion Communities, L.L.C., and that said instrument was signed and sealed in behalf of said company by the authority of its Board of Directors and that said H.K. Gilliland and James L. Wasco acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

My commission expires: Dec. 7, 1997

Notary Public

This plat of HILLS OF SHANNON - FIRST PLAT has been submitted to and approved by the Planning Commission this 14 day of June, 1994.

(SEAL)

Chairman

Secretary

This plat of HILLS OF SHANNON - FIRST PLAT has been approved by the City Council of Smithville, Clay County, Missouri this 21 day of June, 1994.

(SEAL)

Mayor

ATTEST:

City Clerk

Entered on transfer record this _____ day of _____, 1994, in Book _____ Page _____

Register of Deeds

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the plat of HILLS OF SHANNON - FIRST 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, and Missouri Standards for Property Boundary Surveys, established by The Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

8-11-94
Date

Signed: W. James Schowe
W. James Schowe — RLS #1999

BENCH MARK: Spike in power pole 150 feet South of SEA PORT ONE Elevation=945.81

Date: 6-06-94
JOHN F. LUTJEN & ASSOCIATES
Civil Engineers – Land Surveyors
5577 N.E. BARRY ROAD — KANSAS CITY, MISSOURI 64151
(816) 587-4320

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