Clay County, Missouri
Land Survey Documents

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M 34316 SEP 2 3 1994

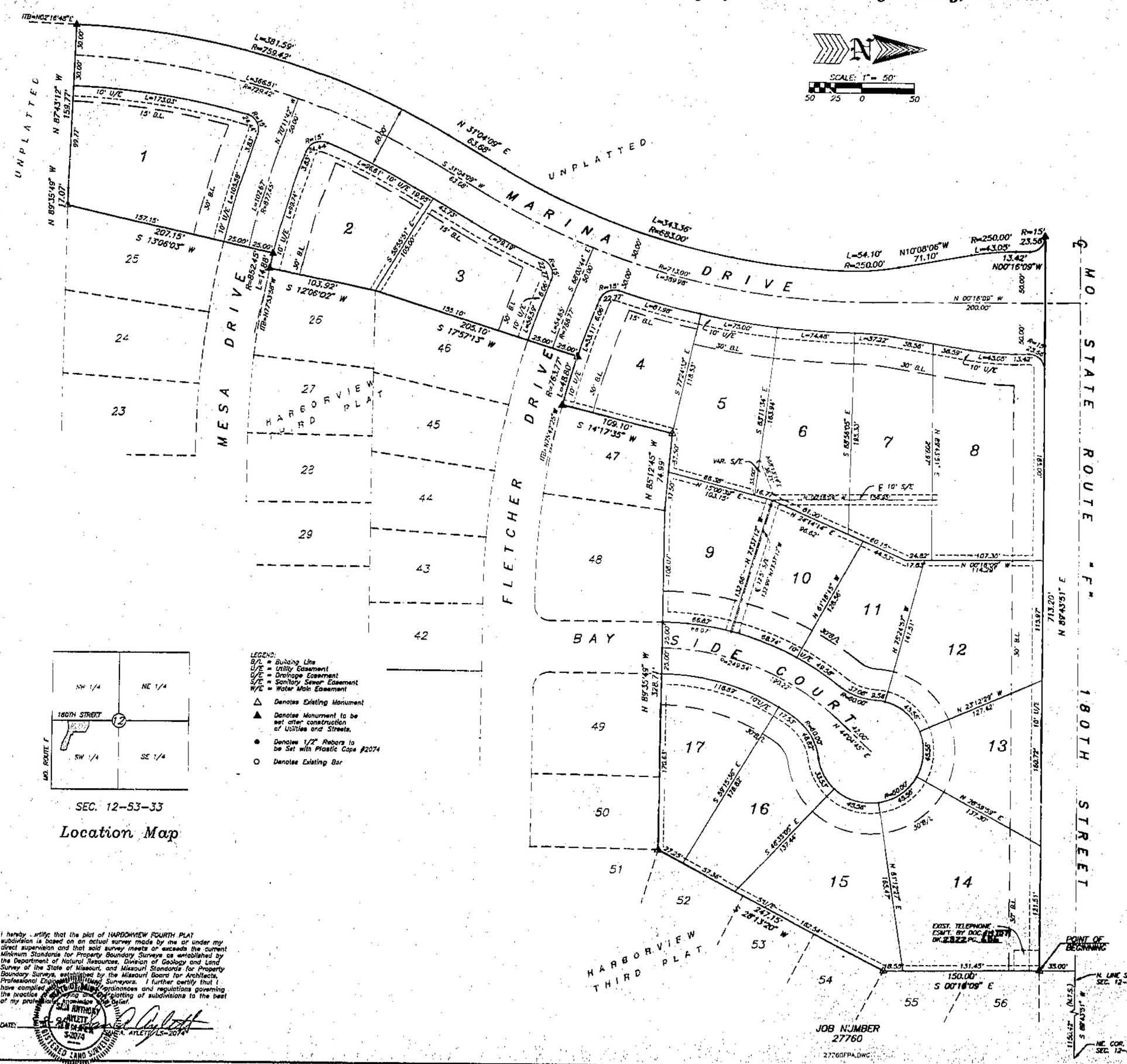
Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732

THOMSON TITLE CORP.
P.O. BOX 212 - LIBERTY, MO 64068
PHONE (816) 792-0077

94 SP 23 Fil. Nr 057
Cabinet O Mary Ann Ellis
RECORDER OF DEEDS
By Margaret Lowry Deputy

HARBORVIEW FOURTH PLAT

FINAL PLAT
City of Smithville, Clay County, Missouri



SEC. 12-53-33

Location Map

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement
△ Denotes Existing Monument
▲ Denotes Monument to be set after construction of Utilities and Streets.
● Denotes 1/2" Rebars to be Set with Plastic Caps #2074
○ Denotes Existing Bar

I hereby certify that the plat of HARBORVIEW FOURTH 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, Land Surveyors and Landscape Architects. I further certify that I have complied with all Missouri Statutes, ordinances and regulations governing the practice of land surveying and platting of subdivisions to the best of my professional knowledge and belief.

DATE: _____ DAVID A. AYLETT LS-2074

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 43 minutes 31 seconds West along the North line of the Southwest Quarter of said Section 12, a distance of 1190.42 feet; thence South 0 degrees 16 minutes 02 seconds East, a distance of 33.00 feet to the point of beginning of the tract of land herein to be described. Said point being the Northwest corner of Lot 54, HARBORVIEW THIRD PLAT, a subdivision of land in the City of Smithville, Clay County, Missouri; thence South 0 degrees 16 minutes 09 seconds East along the West line of Lots 54 and 55, said HARBORVIEW THIRD PLAT, a distance of 150.00 feet to the Northwest corner of Lot 56, said HARBORVIEW THIRD PLAT; thence South 28 degrees 13 minutes 20 seconds West along the Northwesterly line of Lots 54, 53 and 52 of said HARBORVIEW THIRD PLAT, a distance of 247.15 feet to the Northeast corner of Lot 51 of said HARBORVIEW THIRD PLAT; thence North 89 degrees 35 minutes 48 seconds West along the Northerly line of said HARBORVIEW THIRD PLAT, a distance of 326.71 feet to the Northeast corner of Lot 47, said HARBORVIEW THIRD PLAT; thence North 85 degrees 12 minutes 43 seconds West along the Northerly line of said Lot 47, a distance of 74.99 feet to the Northwest corner of said Lot 47; thence South 14 degrees 17 minutes 35 seconds West along the Westerly line of said Lot 47, a distance of 109.10 feet to the Southwest corner of said Lot 47. Said point being on the Northerly line of Fletcher Drive; thence Northwesterly along a curve to the right and along the Northerly line of Fletcher Drive, including an initial tangent bearing of North 73 degrees 42 minutes 23 seconds west, a radius of 763.77 feet, an arc distance of 48.80 feet; thence South 17 degrees 57 minutes 13 seconds West along the Westerly line of Lot 46, of said HARBORVIEW THIRD PLAT and its Northeasterly prolongation thereof, a distance of 205.10 feet to the Northwest corner of Lot 26, said HARBORVIEW THIRD PLAT; thence South 13 degrees 06 minutes 12 seconds West along the Westerly line of said Lot 26, a distance of 103.92 feet to the Southwest corner of said Lot 26. Said point being on the Northerly line of Mesa Drive; thence Northwesterly along a curve to the right and along the Northerly line of Mesa Drive, having an initial tangent bearing of North 77 degrees 53 minutes 32 seconds West, a radius of 852.43 feet, an arc distance of 14.88 feet; thence South 13 degrees 04 minutes 03 seconds West along the Westerly line of Lot 25, of said HARBORVIEW THIRD PLAT and its Northeasterly prolongation thereof, a distance of 207.15 feet to the Southwest corner of said Lot 25; thence North 89 degrees 35 minutes 48 seconds West, a distance of 17.07 feet; thence North 87 degrees 35 minutes 48 seconds West, a distance of 17.07 feet; thence North 87 degrees 43 minutes 12 seconds West, a distance of 159.77 feet; thence Northwesterly along a curve to the right, having an initial tangent bearing of North 2 degrees 16 minutes 48 seconds East, a radius of 709.42 feet, an arc distance of 381.59 feet; thence North 31 degrees 04 minutes 09 seconds East, a distance of 63.88 feet; thence Northerly along a curve to the left tangent to the last described course, having a radius of 583.00 feet, an arc distance of 341.38 feet; thence Northeasterly along a curve to the left tangent to the last described course, having a radius of 250.00 feet, an arc distance of 54.10 feet; thence North 10 degrees 08 minutes 06 seconds West, a distance of 71.10 feet; thence Northerly along a curve to the right, tangent to the last described course having a radius of 250.00 feet, an arc distance of 43.05 feet; thence North 0 degrees 16 minutes 09 seconds West, a distance of 13.42 feet; thence Northwesterly along a curve to the left tangent to the last described course, having a radius of 15.00 feet, an arc distance of 23.56 feet. Said point being on the Southerly right of way of Missouri State Highway "F"; thence North 89 degrees 43 minutes 51 seconds East along the Southerly right of way of Missouri State Highway "F", a distance of 713.20 feet to the point of beginning. The above described tract of land contains 7.90 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 FOURTH 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 FOURTH 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, gas, 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 TESTIMONY WHEREOF: CRAIG PORTER DEVELOPMENT, L.L.C., a Missouri Limited Liability Corporation, has by the authority of its Board of Directors caused this instrument to be executed by its Manager this 9th day of August, 1994.

CRAIG PORTER DEVELOPMENT, L.L.C.
Craig A. Porter
Craig A. Porter, Manager

STATE OF MISSOURI }s.s.
COUNTY OF CLAY }

On this 9th day August 1994, before me appeared Craig A. Porter to me personally known who being by me duly sworn did say that he is Manager of CRAIG PORTER DEVELOPMENT, L.L.C., and that said instrument, was signed in behalf of said corporation by authority of its Board of Directors and said Craig A. Porter acknowledged said instrument to be the free act and deed of said corporation.

My commission Expires March 27, 1996 _____ NOTARY PUBLIC

This plat of "HARBORVIEW FOURTH PLAT" has been submitted to and approved by the Planning Commission this 13 day of July 1994.

_____ CHAIRMAN _____ SECRETARY

The dedications shown on this plat have been accepted by the City Commission of the City of Smithville, Missouri, this 19 day of July 1994.

Claudia Pickett MAYOR _____ CITY CLERK

STATE OF MISSOURI }s.s.
COUNTY OF CLAY }

This is to certify that this instrument was filed for record in the Register Of Deeds Office on the _____ day of _____ 1994, in Book _____ Page _____ of _____ PM/AM O'Clock.

_____ DEPUTY _____ REGISTER OF DEEDS

11/3/94 4:11 Sales Tax D

THOMSON TITLE CORP.
P.O. BOX 212 - LIBERTY, MO 64068
PHONE (816) 792-0077

Prepared For:
CRAIG PORTER
P.O. BOX 136
KEARNEY, MO. 64060

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