Clay County, Missouri
Land Survey Document

SEP 2 3 1994 M 34317

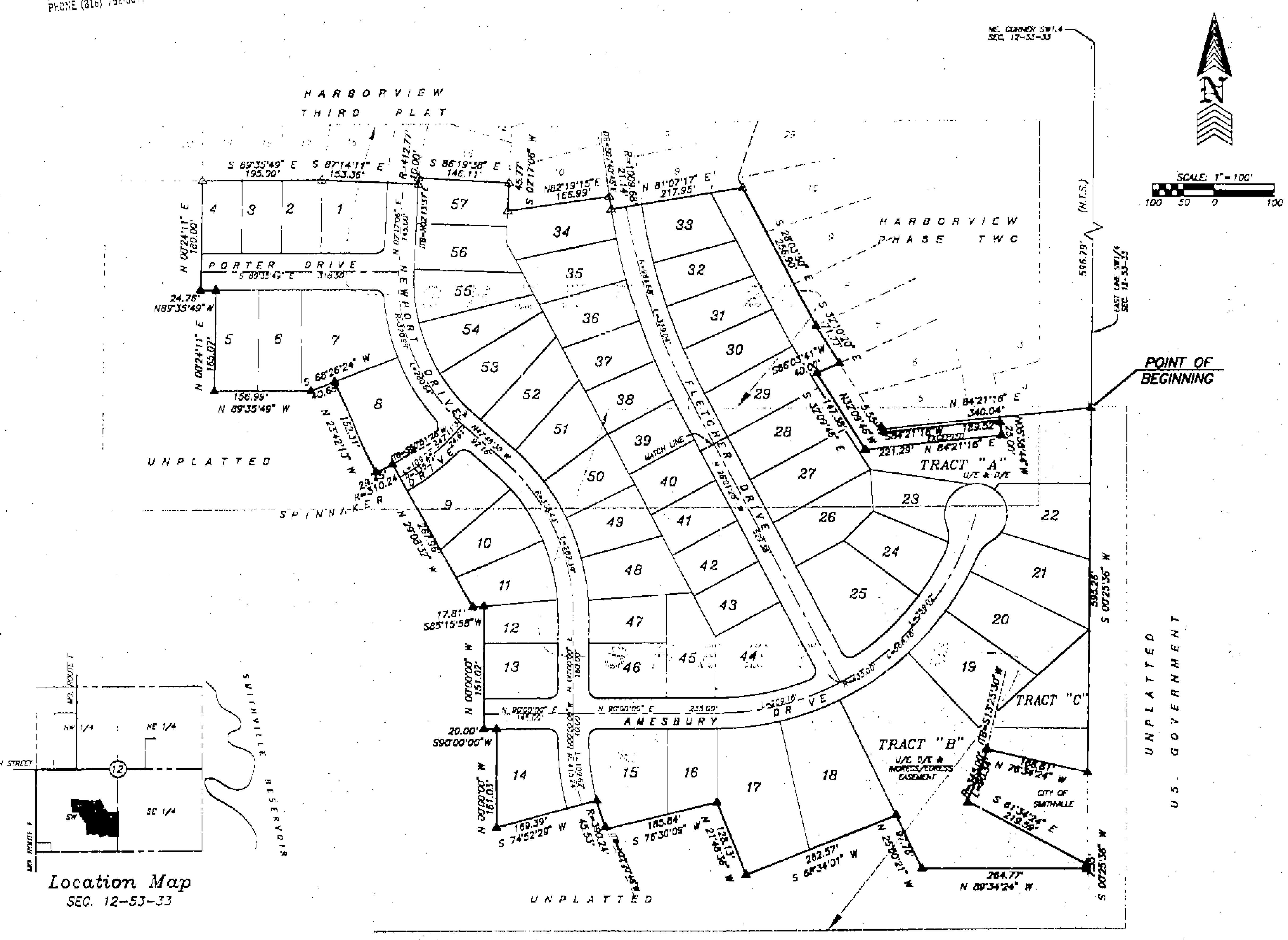
Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732

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

HARBORVIEW FIFTH PLAT

FINAL PLAT

City of Smithville, Clay County, Missouri



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 0 degrees 25 minutes 36 seconds West, along the east line of the Southwest Quarter of said Section 12 and the East line of HARBORVIEW SUBDIVISIONS (Phases One and Two), both subdivisions of land in the City of Smithville, Clay County, Missouri and the Northerly prolongation thereof, a distance of 1370.81 feet to the point of beginning of the tract of land herein to be described. Said point being the Southeast corner of Lot 4, of said HARBORVIEW SUBDIVISION (Phase Two); thence South 0 degrees 25 minutes 36 seconds West, a distance of 593.28 feet; thence North 76 degrees 34 minutes 24 seconds West, a distance of 166.61 feet; thence Southwesterly along a curve to the right, having an initial tangent bearing of South 13 degrees 25 minutes 30 seconds West, a radius of 345.00 feet, an arc distance of 80.34 feet; thence South 61 degrees 34 minutes 24 seconds East, a distance of 219.59 feet; thence South 0 degrees 25 minutes 36 seconds West along the East line of the Southwest Quarter of said Section 12, a distance of 7.55 feet; thence North 89 degrees 34 minutes 24 seconds West, a distance of 264.77 feet; thence North 25 degrees 50 minutes 21 seconds West, a distance of 97.76 feet; thence South 68 degrees 34 minutes 01 seconds West, a distance of 262.57 feet; thence North 21 degrees 45 minutes 36 seconds West, a distance of 128.13 feet; thence South 76 degrees 30 minutes 09 seconds West, a distance of 185.84 feet; thence Northwesterly along a curve to the right having an initial tangent bearing of North 22 degrees 20 minutes 46 seconds west, a radius of 390.24 feet, an arc distance of 45.53 feet; thence South 74 degrees 52 minutes 29 seconds West, a distance of 169.39 feet; thence North 0 degrees 00 minutes 00 seconds west, a distance of 161.03 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 20.00 feet; thence North 0 degrees 00 minutes 00 seconds West, a distance of 151.02 feet; thence South 85 degrees 15 minutes 58 seconds West, a distance of 17.81 feet; thence North 29 degrees 08 minutes 32 seconds West, a distance of 267.96 feet; thence Southwest along a curve to the right, having an initial tangent bearing of South 60 degrees 51 minutes 28 seconds West, a radius of 310.24 feet, an arc distance of 29.45 feet; thence North 23 degrees 42 minutes 10 seconds West, a distance of 162.31 feet; thence South 68 degrees 26 minutes 24 seconds West, a distance of 40.68 feet; thence North 89 degrees 35 minutes 49 seconds West, a distance of 156.99 feet; thence North 0 degrees 24 minutes 11 seconds East, a distance of 165.07 feet; thence North 89 degrees 35 minutes 49 seconds West, a distance of 24.76 feet; thence North 0 degrees 24 minutes 11 seconds East, a distance of 180.00 feet to the Southwest corner of Lot 19, HARBORVIEW THIRD PLAT, a subdivision of land in the City of Smithville, Clay County, Missouri; thence South 89 degrees 35 minutes 49 seconds East along the South line of Lots 19, 18 and 17, of said HARBORVIEW THIRD PLAT, a distance of 195.00 feet to the Southeast corner of said Lot 17; thence South 87 degrees 14 minutes 11 seconds East along the South line of Lot 16, of said HARBORVIEW THIRD PLAT and its Easterly prolongation thereof, a distance of 153.35 feet to a point on the East line of Newport Drive; thence Northeasterly along a curve to the right, along the Easterly line of Newport Drive, having an initial tangent bearing of North 2 degrees 13 minutes 37 seconds East, a radius of 412.77 feet, an arc distance of 10.00 feet. Said point being the Southwest corner of Lot 15, of said HARBORVIEW THIRD PLAT; thence South 86 degrees 19 minutes 38 seconds East along the South line of Lot 15, of said HARBORVIEW THIRD PLAT, a distance of 146.11 feet to the Southeast corner of said Lot 15; thence South 2 degrees 17 minutes 06 seconds West along the West line of Lot 10, of said HARBORVIEW THIRD PLAT, a distance of 45.77 feet to the southwest corner of said Lot 10; thence North 82 degrees 19 minutes 15 seconds East, along the Southerly line of said Lot 10, a distance of 166.99 feet to the Southeast corner of said Lot 10; thence Southeasterly along a curve to the left, having an initial tangent bearing of South 7 degrees 40 minutes 45 seconds East, a radius of 1009.68 feet, an arc distance of 21.14 feet; thence North 81 degrees 07 minutes 17 seconds East along the Southerly line of Lot 9, of said HARBORVIEW THIRD PLAT and its Southwesterly and Northeasterly prolongation thereof, a distance of 217.95 feet to a point on the Southwesterly line of lot 10, of said HARBORVIEW SUBDIVISION (Phase Two); thence South 28 degrees 03 minutes 50 seconds East along the Southwest line of Lots 10, 9 and 8 of said HARBORVIEW SUBDIVISION (Phase Two), a distance of 256.90 feet to the Southerly most corner of said Lot 8; thence South 32 degrees 10 minutes 20 seconds East along the Southwest line of Lot 7 of said HARBORVIEW SUBDIVISION (Phase Two), a distance of 71.77 feet to the Southerly most corner of said Lot 7; thence South 86 degrees 03 minutes 41 seconds West, a distance of 40.00 feet; thence South 32 degrees 09 minutes 46 seconds East, a distance of 147.38 feet; thence North 84 degrees 21 minutes 16 seconds East, a distance of 221.29 feet; thence North 5 degrees 38 minutes 44 seconds West, a distance of 25.00 feet; thence South 84 degrees 21 minutes 16 seconds West, a distance of 188.52 feet; thence North 32 degrees 09 minutes 46 seconds West, a distance of 5.56 feet to the Southwest corner of Lot 5, of said HARBORVIEW SUBDIVISION (Phase Two); thence North 84 degrees 21 minutes 16 seconds East along the Southerly line of said HARBORVIEW SUBDIVISION (Phase Two), a distance of 340.04 feet to the point of beginning. The above tract of land contains 23.6 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 FIFTH PLAT declaration of restrictions recorded, simultaneously herewith; and are also dedicated as Drainage and utility easements. Tract "B" is also dedicated as a Ingress/Egress Easement.

Tract "C" is here by reserved by the Developer for Private Utilities. The use and maintenance of said Tract "C" is to be governed by HARBORVIEW FIFTH PLAT declaration of restrictions recorded, simultaneously herewith.

DEDICATION: The undersigned proprietors of the tract of land described herein has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "HARBORVIEW FIFTH 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 22nd day of Sept. 1994.

CRAIG PORTER DEVELOPMENT, L.L.C.

Craig A. Porter
Craig A. Porter, Manager

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

On this 22nd day of Sept. 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: ______

GREG THOMBEL
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires October 2, 1994

NOTARY PUBLIC

This plat of "HARBORVIEW FIFTH 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.

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 ______ at ______ PM/AM O'Clock.

DEPUTY — REGISTER OF DEEDS

I hereby certify that the plat of HARBORVIEW FIFTH 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.

DATE: 9-1?-94 ______ SAN ANTHONY AYLETT, LS-2074

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

JOB NUMBER
27761

27761FPA.DWG

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

http://www.ClayCoGov.com