Clay County, Missouri
Land Survey Document

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M 72771 OCT 6 1995

STATE OF MO
CLAY COUNTY
I CERTIFY THIS INSTRUMENT
WAS FILED FOR RECORD
1995 OCT -6 PM 1:47
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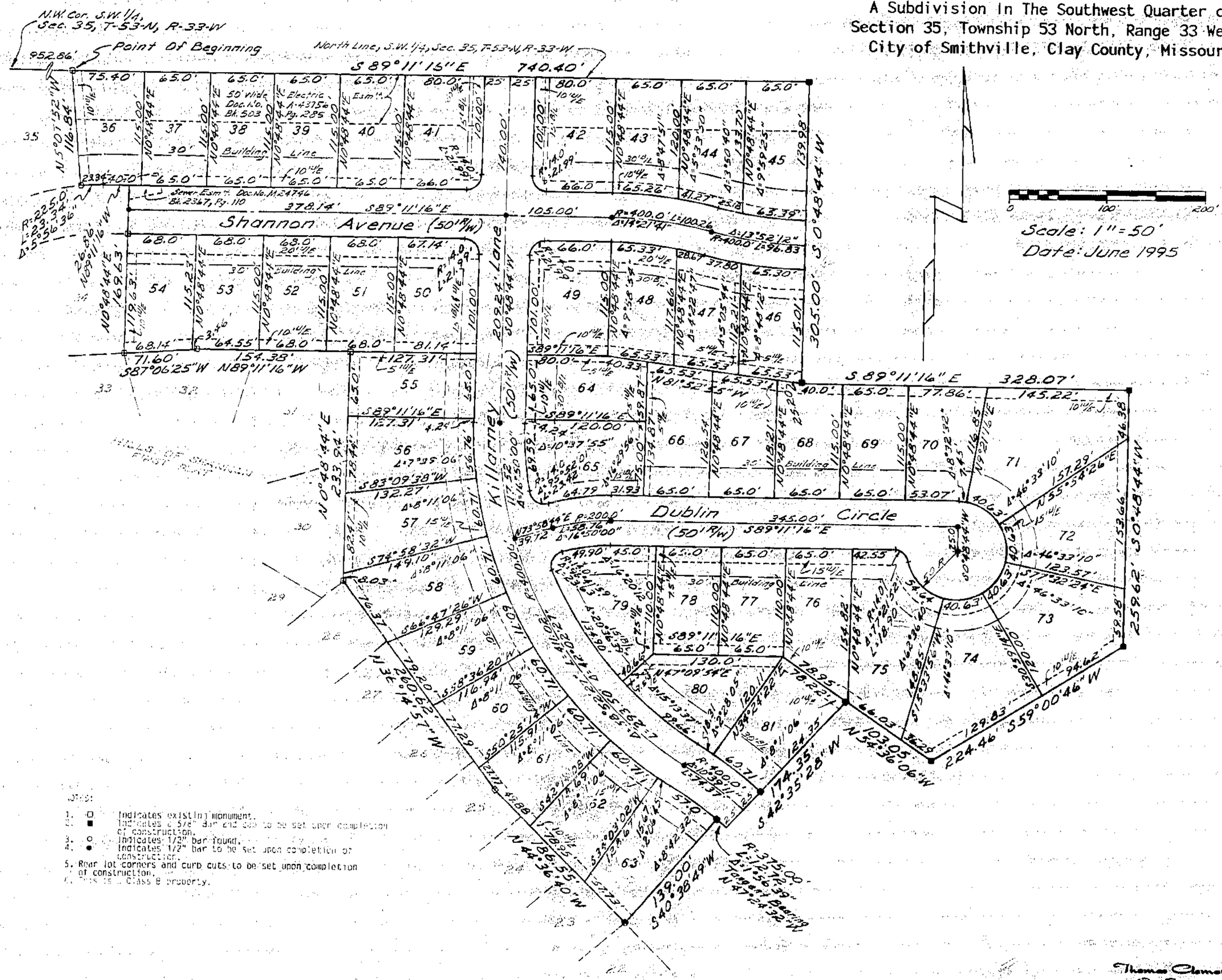
RECORDER OF DEEDS
B. Margaret Lowe

HILLS OF SHANNON SECOND PLAT

A Subdivision In The Southwest Quarter of Section 35, Township 53 North, Range 33 West, City of Smithville, Clay County, Missouri



NOTES:

1. ○ Indicates existing monument.
2. ■ Indicates 1/2" bar and cap to be set upon completion of construction.
3. ○ Indicates 1/2" bar found.
4. ● Indicates 1/2" bar to be set upon completion of construction.
5. Rear lot corners and curb cuts to be set upon completion of construction.
6. This is a Class B property.

DESCRIPTION:
A Subdivision in the Southwest Quarter of Section 35, Township 53 North, Range 33 West, City of Smithville, Clay County, Missouri, described as follows:
Commencing at the Northwest corner of said Southwest Quarter; thence S 89°11'16"E along the North line of said Southwest Quarter for 952.86 feet to the Northeast corner of Lot 35, HILLS OF SHANNON - FIRST PLAT, a subdivision of record, for the Point of Beginning; thence continue S 89°11'16"E for 740.40 feet; thence S 0°48'44"W for 305.00 feet; thence S 89°11'16"E for 328.07 feet; thence S 0°48'44"W for 259.62 feet; thence S 59°00'46"W for 224.46 feet; thence N 54°36'06"W for 103.05 feet; thence S 42°35'28"W for 174.35 feet; thence along a curve to the left, radius 375.00 feet, delta 1°56'39", tangent bearing N 47°24'32"W, for 12.72 feet; thence S 40°38'49"W for 139.00 feet to the Easterly line of said HILLS OF SHANNON - FIRST PLAT; thence N 44°36'40"W, this course and all remaining courses are along said subdivision, for 196.55 feet; thence N 35°14'57"W for 260.62 feet; thence N 0°48'44"E for 233.94 feet; thence N 89°11'16"W for 154.38 feet; thence S 87°06'25"W for 71.60 feet; thence N 0°48'44"E for 169.63 feet; thence N 89°11'16"W for 26.86 feet measured, 22.81 feet platted, tangent to a curve; thence along said curve to the left, radius 225.00 feet, delta 5°56'36", for 23.34 feet; thence N 5°07'52"W for 116.84 feet to the Point of Beginning. Containing 11.58 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 _____ }
COUNTY OF _____ } SS

Know all men by these presents, that we the undersigned property owners of the land as above described, 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 - SECOND 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. WASKO ASST. GENERAL MANAGER

STATE OF Kansas }
COUNTY OF Johnson } SS

Be it remembered that on this 25th day of September 1995, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came H.K. Gilliland and James L. Wasko, 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. Wasko 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: 8.17.99

Notary Public

This plat of HILLS OF SHANNON - SECOND PLAT has been submitted to and approved by the Planning Commission this 11 day of July 1995.

(SEAL)

Chairman

Secretary

This plat of HILLS OF SHANNON - SECOND PLAT has been approved by the City Council of Smithville, Clay County, Missouri this 18 day of July, 1995.

(SEAL)

ATTEST

Mayor

City Clerk

Entered on transfer record this _____ day of _____, 1995, in Book _____, Page _____

Register of Deeds

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY: that the plat of HILLS OF SHANNON - SECOND 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.

8-18-95
Date

Thomas W. Clemons
Thomas W. Clemons RLS #1950

11/7/95 pm
Colum E

Thomas Clemons
Inc. Surveyor
2800 Robinson Pike Road
P.O. Box 324 Grandview, Missouri 64030
(816) 941-7557 Fax (816) 941-7599