Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

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

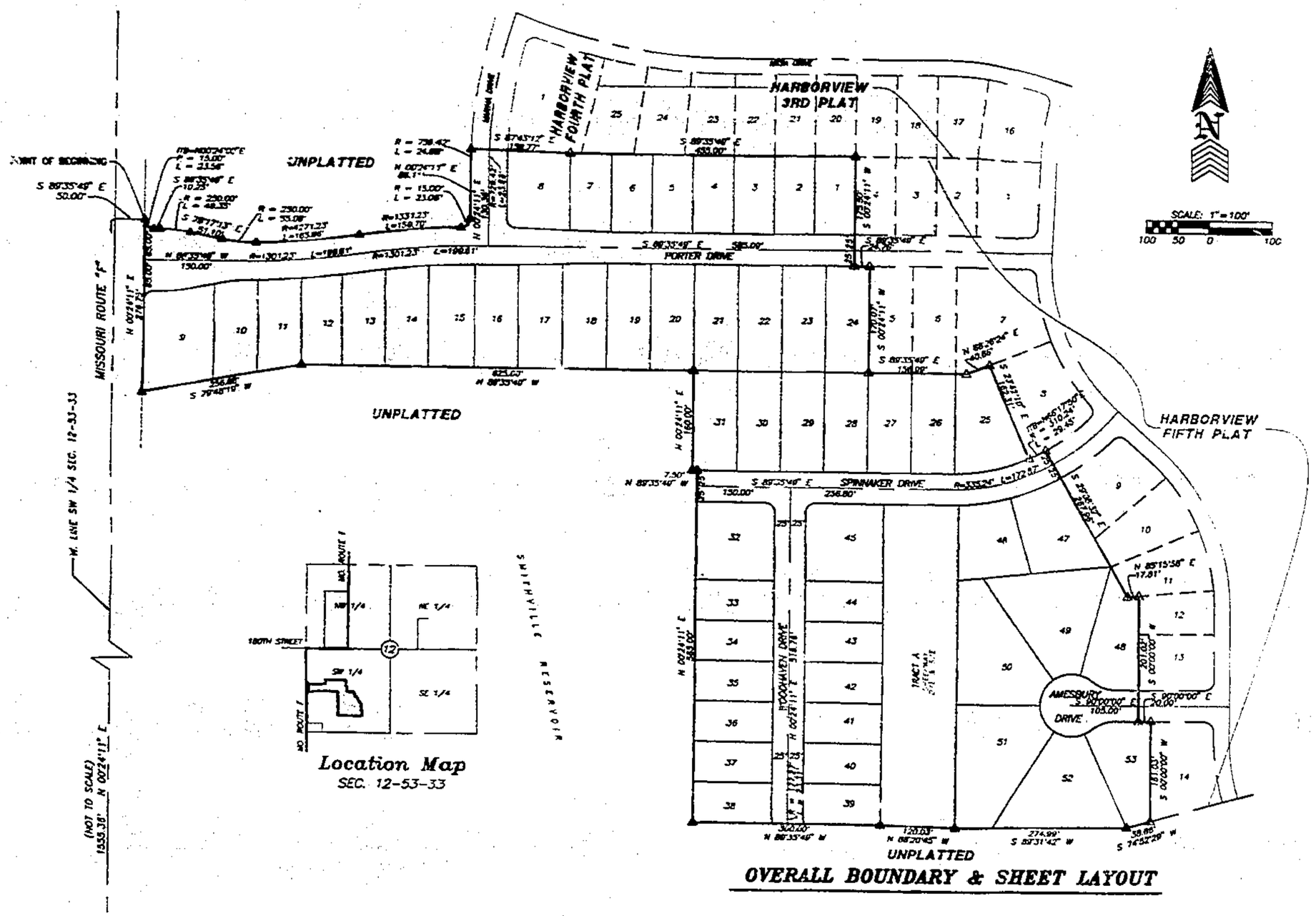
N 27743

JAN 14 1997

HARBORVIEW SIXTH PLAT

SHEET 1 OF 3

FINAL PLAT
City of Smithville, Clay County, Missouri



LEGAL 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 Southwest corner of the Southwest Quarter of said Section 12; thence North 00 degrees 24 minutes 11 seconds East, along the West line of the Southwest Quarter of said Section 12, a distance of 1353.38 feet; thence South 89 degrees 35 minutes 49 seconds East, perpendicular to the last described course, a distance of 50.00 feet, to a point on the Easterly right-of-way line of Missouri State Highway Route "F", said point being the Point of Beginning of the Tract of land herein described; thence Southeasterly along a curve to the left having an initial tangent bearing of North 00 degrees 24 minutes 00 seconds East, and a radius of 15.00 feet, and an arc distance of 23.56 feet; thence South 89 degrees 35 minutes 49 seconds East, a distance of 10.93 feet; thence Southeasterly along a curve to the right tangent to the last described course, and having a radius of 250.00 feet, being an arc distance of 49.35 feet; thence South 78 degrees 17 minutes 13 seconds East, a distance of 31.10 feet; thence Southeasterly along a curve to the left being tangent to the last described course, and having a radius of 250.00 feet, an arc distance of 35.08 feet, to a point of compound curvature; thence Northeasterly along a curve to the left, having a radius of 1271.23 feet, an arc distance of 163.96 feet, to a point of reverse curvature; thence Northeasterly along a curve to the right, having a radius of 1331.23 feet, an arc distance of 158.70 feet, to a point of reverse curvature; thence Northeasterly along a curve to the left, having a radius of 15.00 feet, an arc distance of 23.06 feet; thence North 00 degrees 24 min. 11 seconds East, a distance of 66.11 feet; thence Northeasterly along a curve to the right being tangent to the last described course, and having a radius of 758.42 feet, an arc distance of 24.86 feet; to a point on the Westerly right-of-way line of Karina Drive, as shown on the recorded Plat of HARBORVIEW 4TH PLAT, a subdivision of land in the City of Smithville, Clay County, Missouri; thence South 87 degrees 43 minutes 12 seconds East, along the Southerly line of Lot 1, HARBORVIEW 4TH PLAT, a subdivision of land in the City of Smithville, Clay County, Missouri, and its Westerly prolongation thereof, a distance of 150.77 feet, to an angle point on the Southerly line of said Lot 1; thence South 89 degrees 35 minutes 49 seconds East, along the Southerly line of said Lot 1, and the Southerly line of Lots 25, 24, 23, 22, 21, and 20, HARBORVIEW 3TH PLAT, a subdivision of land in the City of Smithville, Clay County, Missouri, a distance of 455.00 feet, to the Southeast corner of said Lot 20, said point being the Northwest corner of Lot 4, of HARBORVIEW 5TH PLAT, a subdivision of land in the City of Smithville, Clay County, Missouri; thence South 00 degree 24 minutes 11 seconds West, along the Westerly line of said Lot 4, and its Southerly prolongation thereof, a distance of 175.50 feet, to a point on the Southerly right-of-way line of Porter Drive; thence South 89 degrees 35 minutes 49 seconds East, along the Southerly right-of-way line of Porter drive, a distance of 24.75 feet, to the Northwest corner of Lot 5, of said HARBORVIEW 5TH PLAT; thence South 00 degrees 24 minutes 11 seconds West, along the Westerly line of said Lot 5, a distance of 170.07 feet, to the Southwest corner of said Lot 5; thence South 89 degrees 35 minutes 49 seconds East, along the Southerly line of Lots 5, 6 and 7, a distance of 136.00 feet, to an angle point on the Southerly line of said Lot 7; thence North 68 degree 26 minutes 34 seconds East, along the Southeasterly line of said Lot 7, a distance of 12.67 feet; to the most Westerly corner of Lot 8, of said HARBORVIEW 5TH PLAT; thence South 33 degrees 42 minutes 10 seconds East, along the Southwesterly line of Lot 8, a distance of 152.31 feet, to the Southwest corner of said lot 8, also being on the Northwesterly right-of-way line of Spinnaker Drive, as shown on the recorded plat of said HARBORVIEW 5TH PLAT; thence Northeasterly along the Northwesterly right-of-way line of Spinnaker Drive, having an initial tangent bearing of north 65 degrees 17 minutes 50 seconds East, and having a radius of 316.24 feet, and an arc distance of 29.43 feet; thence South 20 degrees 09 minutes 32 seconds East, along the Southwesterly line of Lots 9, 10 and 11 of said HARBORVIEW 5TH PLAT and their Northwesterly prolongation thereof, a distance of 267.96 feet, to the Southeast corner of said Lot 11; thence North 65 degrees 19 minutes 55 seconds East, along the Southerly line of said Lot 11, a distance of 17.81 feet, to the Northwest corner of Lot 12, of said HARBORVIEW 5TH PLAT; thence South 00 degrees 00 minutes 00 seconds West, along the Westerly line of Lots 12, 13 and their Southerly prolongation thereof, a distance of 201.32 feet, to a point on the Southerly right-of-way line of Amesbury Drive; thence South 90 degrees 00 minutes 00 seconds East, along the Southerly right-of-way line of Amesbury Drive, a distance of 70.00 feet, to the Northeast corner of Lot 14, of said HARBORVIEW 5TH PLAT; thence South 00 degrees 00 minutes 00 seconds West, along the Westerly line of said Lot 14, a distance of 131.03 feet, to the southwest corner of said Lot 14; thence South 74 degrees 52 minutes 29 seconds West, a distance of 38.66 feet; thence South 89 degrees 31 minutes 42 seconds West, a distance of 274.99 feet; thence North 80 degrees 20 minutes 45 seconds West, a distance of 120.03 feet; thence North 89 degrees 35 minutes 49 seconds West, a distance of 300.00 feet; thence North 00 degree 24 minutes 11 seconds East, a distance of 565.00 feet; thence North 89 degrees 35 minutes 49 seconds West, a distance of 7.50 feet; thence North 00 degree 24 minutes 11 seconds East, a distance of 160.00 feet; thence 89 degrees 35 minutes 49 seconds West, a distance of 223.00 feet; thence South 79 degrees, 43 minutes, 19 seconds West, a distance of 256.88 feet, to a point 50.00 feet East of the West line of the Southwest Quarter of said Section 12, said point being on the Easterly right-of-way line of Missouri State Highway Route "F"; thence North 00 degrees 24 minutes 11 seconds East, along a line 50.00 feet East of and parallel to the West line of the Southwest Quarter of said Section 12, also being the Easterly right-of-way line of Missouri State Highway Route "F", a distance of 216.75 feet to the Point of Beginning. Said tract contains 18.51 Acres more or less.

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 SIXTH 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, power or wires, anchors and surface drainage, 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 the 26th day of September, 1996.

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

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

On this 26th day of September, 1996, 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 3-27-2000

Donna J. Clyatt
NOTARY PUBLIC

This plat of "HARBORVIEW SIXTH PLAT" has been submitted to and approved by the Planning Commission this 14 day of MAY, 1996.

CHAIRMAN — SECRETARY

The dedications shown on this plat have been accepted by the City Commission of the City of Smithville, Missouri, this 21 day of MAY, 1996.

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 14 day of JAN, 1997. in Book ____ Page ____ at ____ PM/AM O'Clock.

DEPUTY — REGISTER OF DEEDS

I hereby certify that the plat of HARBORVIEW SIXTH 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 Missouri Standards for Property Boundary Surveys as established by the Dept. Dept. 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 the ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge.

DATE: 8-20-96 SIGN: [signature] EXP. DATE: 12-31-97

MISSOURI LAND SURVEYOR NO. 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
30465

30465PAL.DWG

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