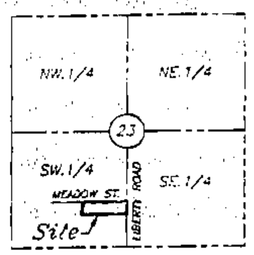
Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

JUL 29 1997 N 51746

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



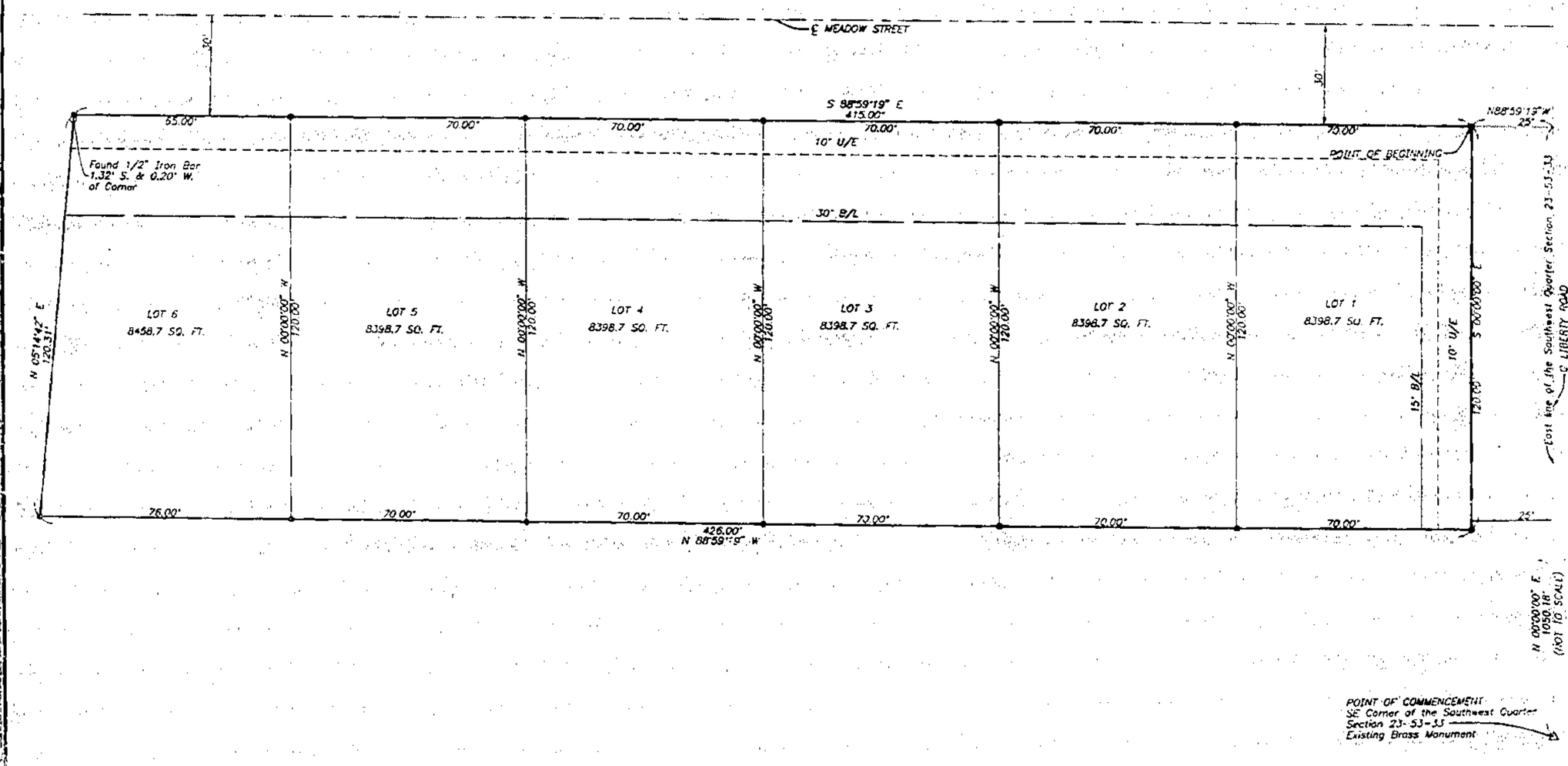
Location Map
SEC. 23-53-33

MEADOWLAND

FINAL PLAT
City of Smithville, Clay County, Missouri

LEGEND:
B/L = Building Line
U/E = Utility Easement
△ Denotes Existing Monument
● Set 1/2" Iron Bar with Plastic Cap 47074
○ Denotes Existing Bar

NOTE: BEARING SYSTEM BASED ON EAST LINE OF THE SOUTHEAST QUARTER OF SEC. 23-53-33 HAVING A BEARING OF N 00°00'00" E



LEGAL DESCRIPTION

All that part of the Southeast Quarter of Section 23, Township 53, Range 33, in the City of Smithville, Clay County, Missouri described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 23; thence North 00 degrees 00 minutes 00 seconds East along the East line of the Southwest Quarter of said Section 23, a distance of 1050.18 feet to a point of intersection with the Easterly prolongation of the South line of Meadow Street as now established and point being the Point of Beginning of the Tract of land herein to be described; thence North 88 degrees 59 minutes 19 seconds West along the South line of Meadow Street and its Easterly prolongation thereof, a distance of 25.00 feet to a point on the West line of Liberty Road as now established; thence South 00 degrees 00 minutes 00 seconds East, along a line 25.00 feet West of and parallel with the East line of the Southwest Quarter of said Section 23, and being the West right-of-way line of Liberty Road, a distance of 120.00 feet; thence North 88 degrees 59 minutes 19 seconds West, along a line parallel with the South line of Meadow Street, a distance of 426.00 feet; thence North 00 degrees 14 minutes 42 seconds East, a distance of 120.31 feet to a point on the South right-of-way line of Meadow Street; thence South 88 degrees 59 minutes 19 seconds East, along the South right-of-way line of Meadow Street, a distance of 415.00 feet to the Point of Beginning. Said tract of land contains 1.16 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 "MEADOWLAND".

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, cable or wires, overhead and underground, upon, over and under the areas outlined on the plat and designated by the words "Utility Easement" or "U/E", "Sanitary Easement" or "S/E", "Drainage Easement" or "D/E".

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: James A. Owen and Shirley L. Owen, Husband and wife have subscribed their names this 2 day of July, 1997

James A. Owen — Shirley L. Owen

STATE OF MISSOURI, ss.
COUNTY OF CLAY

On this 2 day of July, in the year 1997, before me a Notary Public in and for said State, personally appeared James A. Owen and Shirley L. Owen, Husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires 3/19/00 — Notary Public

This plat of "MEADOWLAND" has been submitted to and approved by the Planning Commission this 10 day of June, 1997

Chairman — Secretary

The dedications shown on this plat have been accepted by the City Commission of the City of Smithville, Missouri, this 17 day of June, 1997

Mayor — City Clerk

STATE OF MISSOURI, ss.
COUNTY OF CLAY

This is to certify that this instrument was filed for record in the Register Of Deeds Office on the ___ day of ___, 1997, in Book ___ Page ___ of ___ Pages.

Deputy — Register of Deeds

I hereby certify, that the plat of MEADOWLAND 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 the platting of subdivisions to the best of my professional knowledge and belief.

DATE 7-3-97 — SAM A. AYLETT LS-2054

JOB NUMBER
32390
32390FPA.DWG

Prepared For:
JAMES A. & SHIRLEY L. OWEN
18 JOLISA CT.
SMITHVILLE, MO. 64089
DATED: 7-3-97