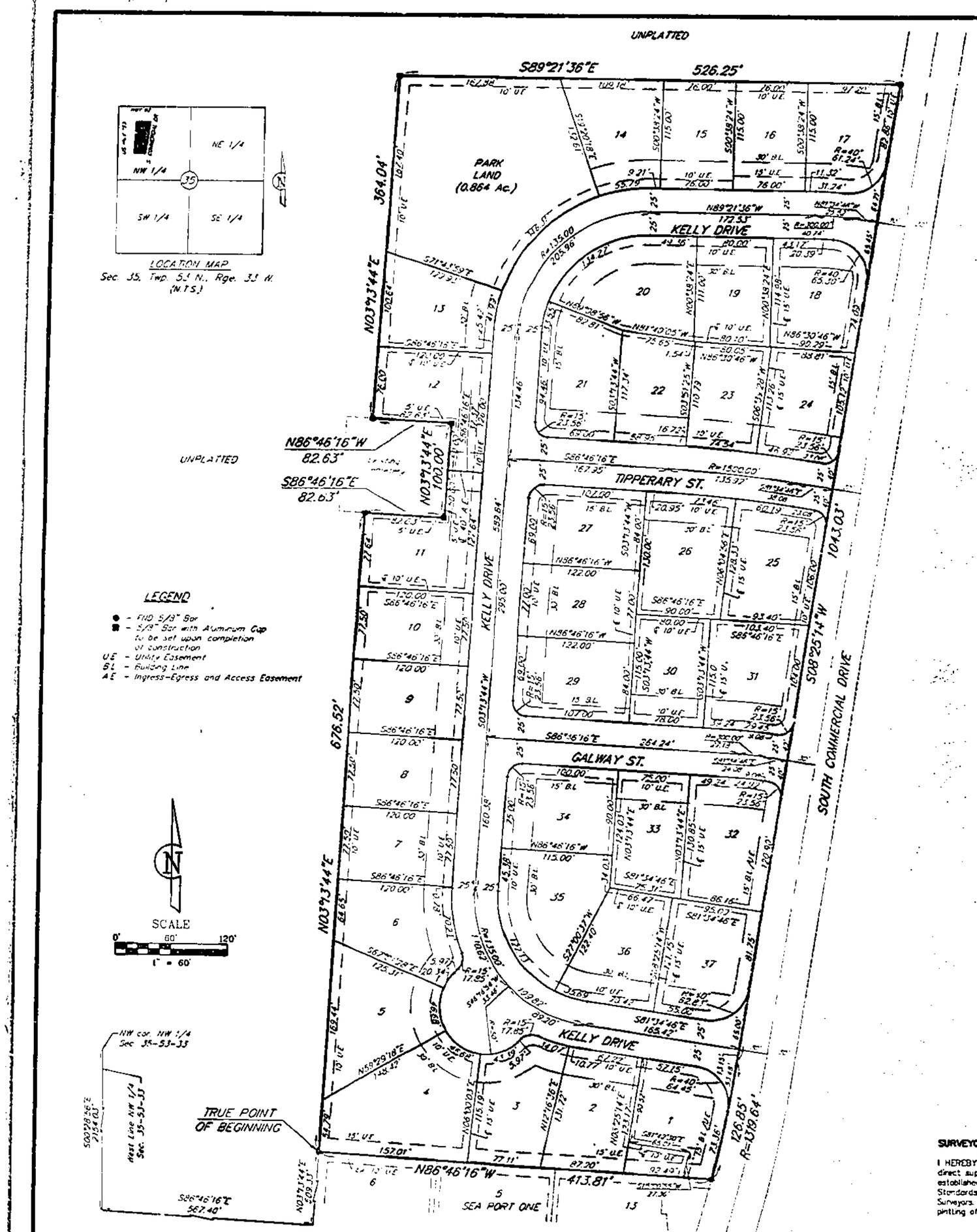
Clay County, Missouri
Land Survey Document

STATE OF MO
CLAY COUNTY
COUNTY INSTR.REC'D
97 OCT 20 P 2:19
MARY LOU SEMPLE
RECORDER OF DEEDS
By Deputy

N 62353

OCT 20 1997.

FINAL PLAT OF
EMERALD RIDGE
A SUBDIVISION IN SMITHVILLE, CLAY COUNTY, MISSOURI



LEGAL DESCRIPTION:

A subdivision of land in the Northwest Quarter of Section 35, Township 53, Range 33, Smithville, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence South 3°28'56" East, along the West line of said Northwest Quarter, 2154.03 feet; thence South 86°46'16" East, 567.40 feet to a point on the West line of SEA PORT ONE, a subdivision of land in Smithville, Clay County, Missouri; thence North 03°13'44" East, along said West line, 528.33 feet to the Northwest corner of Lot 8, said SEA PORT ONE, said point being also the True Point of Beginning of the tract to be herein described; thence continuing North 03°13'44" East, 678.52 feet; thence South 86°46'16" East, 82.63 feet; thence North 03°13'44" East, 100.00 feet; thence North 86°46'16" West, 82.63 feet; thence North 03°13'44" East, 364.04 feet; thence South 89°21'36" East, 526.25 feet to a point on the Westerly line of South Commercial Drive, as now established; thence South 08°25'14" West, along said Westerly line, 1043.03 feet; thence Southerly, along said Westerly line, on a curve to the right, tangent to the last described course, having a radius of 1319.64 feet, an arc distance of 126.85 feet to the Northeast corner of Lot 13, said SEA PORT ONE; thence North 86°46'16" West, along the North line of said SEA PORT ONE, 413.81 feet to the True Point of Beginning. Containing 12.30 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.

NOTE:

No Direct Vehicular Access shall be made from Lots 1, 17, 18, 24, 25, 31, 32 and 37 to South Commercial Drive

Know all men by these presents, that we, the undersigned property owners of the land as above set forth in the Engineer's Certificate, 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 EMERALD RIDGE, 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.

William Kelly
William Kelly

STATE OF Missouri }
COUNTY OF Platte } SS:

On this 2nd day of September, 19 97 before me appeared William Kelly who declared himself to be single and unmarried to me known to be the person described in and who executed the foregoing instrument, and acknowledged that William Kelly executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Kansas City, Missouri the day and year last above written.

My term expires _____ KEACY L. PALMER Notary Public - State of Missouri Clay Commissioned in Platte County My Commission Expires June 18, 2001

Stacy Palmer
Notary Public in and for said County and State

This plat of EMERALD RIDGE has been submitted to and approved by the Planning Commission this 8th day of July 1997.

(SEAL)
ATTEST: Chairman
Secretary

This plat of EMERALD RIDGE has been approved by the City Council of Smithville, Clay County, Missouri, this 4th day of AUGUST 1997.

(SEAL)
ATTEST: Mayor
City Clerk

Entered on transfer record this _____ day of _____ 1997, in Book _____ Page _____

Register of Deeds

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the plat of EMERALD RIDGE 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.

9-2-97
Date

Signed: William James Schoen
J.W. James Schoen M.S. # 1474

CAS E
Surveyor

JOHN F. LUTJEN & ASSOCIATES, INC.
Civil Engineers – Land Surveyors – Landscape Architects
3777 NW DAISY ROAD KANSAS CITY, MISSOURI 64161
(816) 587-4320 FAX (816) 587-1363

DATE: 8-29-97	JOB No. - 91074	File name: EM-PLAT

http://www.ClayCoGov.com