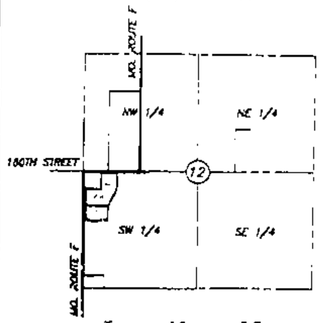
Clay County, Missouri
Land Survey Document

N 70684

DEC 23 1997

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



Location Map
SEC. 12-53-33

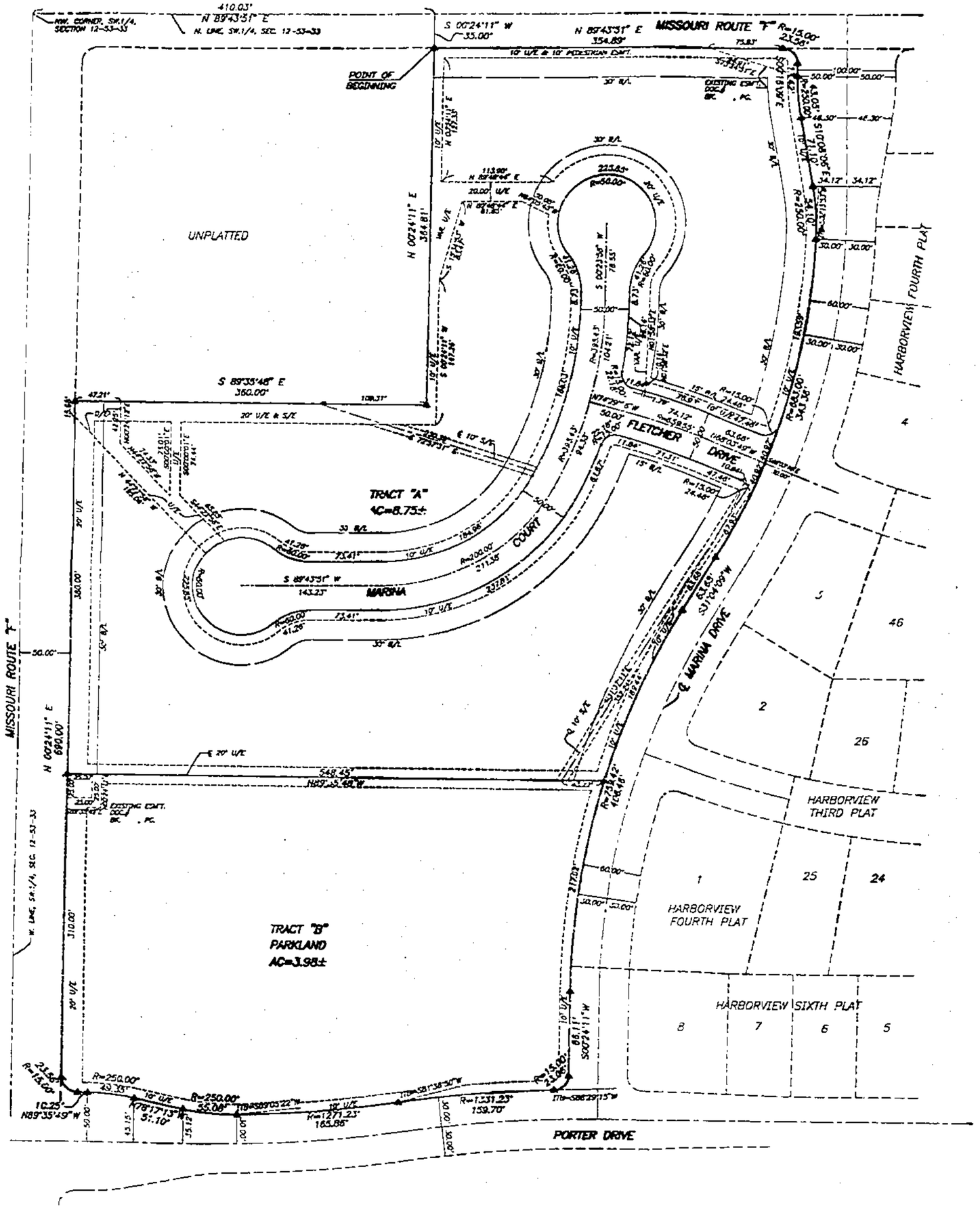
LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement

△ 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

NOTE: BEARING SYSTEM BASED ON SOUTH LINE OF THE SOUTHWEST QUARTER OF SEC. 12-53-33 HAVING A BEARING OF S 89°31'42" W

I hereby certify that the plat of HARBORVIEW TOWNHOMES 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 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 that the plotting of subdivision to the best of my professional knowledge and belief.

DATE 12-4-97 [signature] LS-2074



JOB NUMBER
32065

HARBORVIEW TOWNHOMES

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 Northwest corner of the Southwest Quarter of said Section 12; thence North 89 degrees 43 minutes 51 seconds East along the North line of the Southwest Quarter of said Section 12, a distance of 410.03 feet; thence South 00 degrees 24 minutes 11 seconds East, a distance of 35.00 feet to the Point of Beginning of the tract of land herein to be described; thence North 89 degrees 43 minutes 51 seconds East and parallel with the North line of the Southwest Quarter of said Section 12, along the Southerly right-of-way line of Missouri Route "F", a distance of 354.89 feet; thence Southeasterly along a curve to the right, being tangent to the last described course and having a radius of 15.00 feet, an arc distance of 23.56 feet; thence South 00 degrees 16 minutes 03 seconds East along the Westerly right-of-way line of Marina Drive, a distance of 13.42 feet; thence Southeasterly along a curve to the left, along the Westerly right-of-way line of said Marina Drive, being tangent to the last described course and having a radius of 250.00 feet, an arc distance of 43.20 feet; thence South 10 degrees 08 minutes 06 seconds East along the Westerly right-of-way line of said Marina Drive, a distance of 71.10 feet; thence Southwesterly along a curve to the right, along the Westerly right-of-way line of said Marina Drive, having an initial tangent bearing of South 02 degrees 13 minutes 53 seconds West and having a radius of 883.00 feet, an arc distance of 342.36 feet; thence South 31 degrees 04 minutes 09 seconds West along the Westerly right-of-way line of said Marina Drive, a distance of 63.68 feet; thence Southwesterly along a curve to the left, along the Westerly right-of-way line of said Marina Drive, being tangent to the last described course and having a radius of 758.42 feet, an arc distance of 404.46 feet; thence South 00 degrees 24 minutes 11 seconds West along the Westerly right-of-way line of said Marina Drive, a distance of 88.11 feet; thence Southwesterly along a curve to the right, being tangent to the last described course and having a radius of 15.00 feet, an arc distance of 23.06 feet; thence Westerly along a curve to the left, along the Northerly right-of-way line of Porter Drive, having an initial tangent bearing of South 88 degrees 29 minutes 15 seconds West and a radius of 1331.23 feet, an arc distance of 159.70 feet; thence Westerly along a reverse curve to the right, along the Northerly right-of-way line of said Porter Drive, having an initial tangent bearing of South 81 degrees 38 minutes 30 seconds West and a radius of 1271.23 feet, an arc distance of 165.86 feet; thence Westerly along a curve to the right, along the Northerly right-of-way line of said Porter Drive, having an initial tangent bearing of South 89 degrees 05 minutes 22 seconds West and a radius of 250.00 feet, an arc distance of 33.08 feet; thence North 78 degrees 17 minutes 13 seconds West along the Northerly right-of-way line of said Porter Drive, a distance of 51.10 feet; thence Northwesterly along a curve to the left, along the Northerly right-of-way line of said Porter Drive, being tangent to the last described course and having a radius of 250.00 feet, an arc distance of 43.35 feet; thence North 89 degrees 35 minutes 49 seconds West along the Northerly right-of-way line of said Porter Drive, a distance of 10.25 feet; thence Northwesterly along a curve to the right, being tangent to the last described course and having a radius of 15.00 feet, an arc distance of 23.56 feet; thence North 00 degrees 24 minutes 11 seconds East along the Easterly right-of-way line of Missouri Route "F", a distance of 690.00 feet; thence South 89 degrees 35 minutes 49 seconds East, a distance of 360.00 feet; thence North 00 degrees 24 minutes 11 seconds East, a distance of 354.81 feet to the Point of Beginning. Said tract of land contains 12.73 acres more or less.

DEDICATION: The undersigned proprietor 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 TOWNHOMES".

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 drains, in, 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 or 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.

TRACT "B" is to be used for recreational purposes and will be maintained by the Homes Association.

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 9 day of Dec. 1997.

CRAIG PORTER DEVELOPMENT, L.L.C.
[signature]
Craig A. Porter, Manager

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

On this 9 day of December, 1997, 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: 8-13-99 [signature] NOTARY PUBLIC

This plat of "HARBORVIEW TOWNHOMES" has been submitted to and approved by the Planning Commission this 12th day of August, 1997.

[signature] CHAIRMAN [signature] SECRETARY

The dedication shown on this plat have been accepted by the City Commission of the City of Smithville, Missouri, this 19th day of August, 1997.

[signature] MAYOR [signature] 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 _____, 1997, in Book _____ Page _____ at _____ PM/AM O'Clock.

_____ DEPUTY _____ RECORDER OF DEEDS

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

CAS 5
7/9/97