Clay County, Missouri
Land Survey Document

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P 1315S

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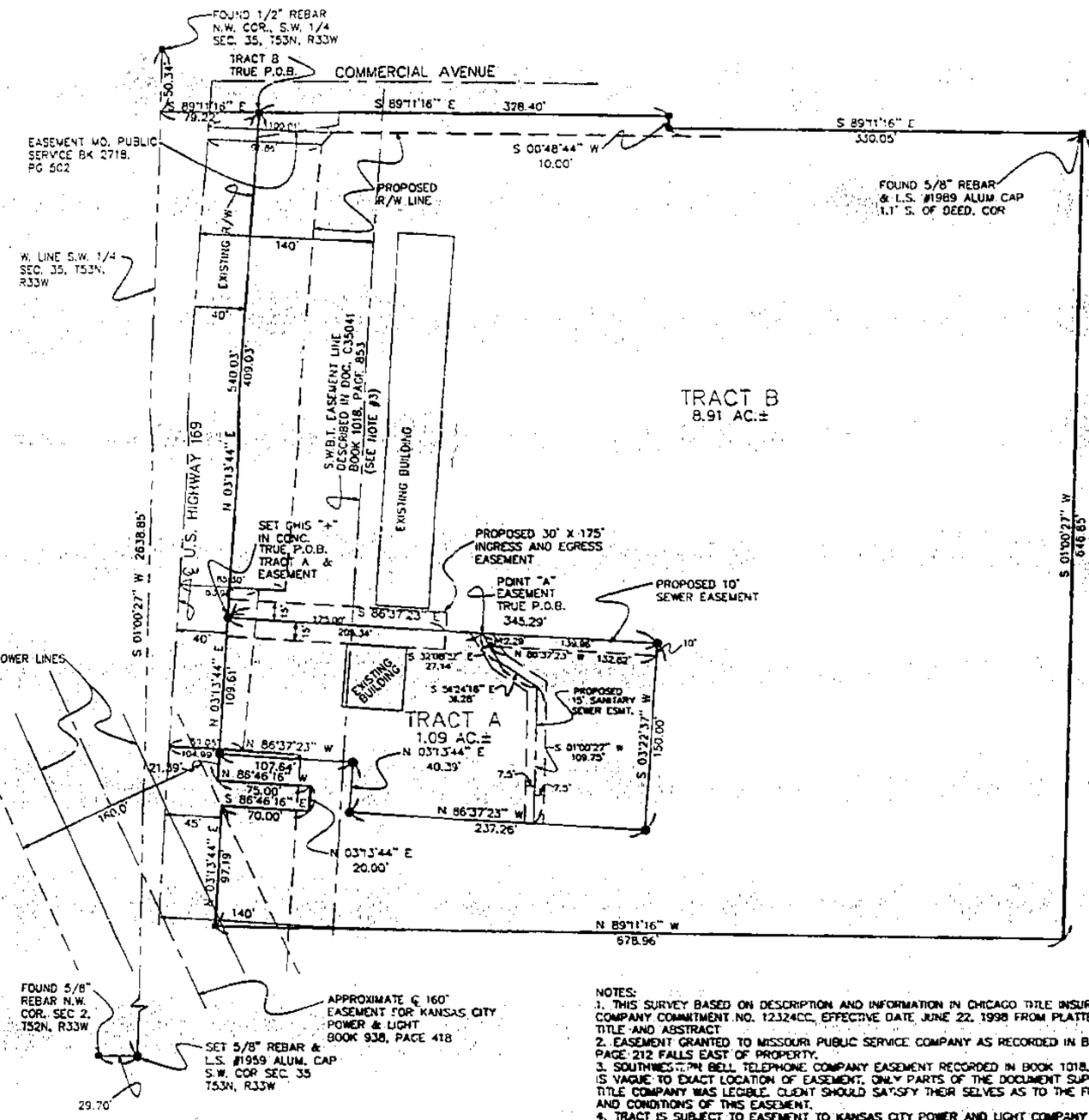
SEP 29 1998

PLAT OF SURVEY
LOT SPLIT
A TRACT OF LAND IN THE S.W. 1/4 OF SEC. 35, T53N, R33W, CITY OF SMITHVILLE, CLAY CO., MISSOURI



NOTES:
1. THIS SURVEY BASED ON DESCRIPTION AND INFORMATION IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 12324CC, EFFECTIVE DATE JUNE 22, 1998 FROM PLATTE COUNTY TITLE AND ABSTRACT
2. EASEMENT GRANTED TO MISSOURI PUBLIC SERVICE COMPANY AS RECORDED IN BOOK 958, AT PAGE 212 FALLS EAST OF PROPERTY.
3. SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT RECORDED IN BOOK 1018, AT PAGE 853 IS VAGUE TO EXACT LOCATION OF EASEMENT. ONLY PARTS OF THE DOCUMENT SUPPLIED BY THE TITLE COMPANY WAS LEGIBLE. CLIENT SHOULD SATISFY THEIR SELVES AS TO THE FULL EXTENT AND CONDITIONS OF THIS EASEMENT.
4. TRACT IS SUBJECT TO EASEMENT TO KANSAS CITY POWER AND LIGHT COMPANY AS RECORDED IN BOOK 2373, AT PAGE 619 NOT SPECIFICALLY LOCATED.
5. PROPOSED RIGHT-OF-WAY BASED ON HIGHWAY PLANS SUPPLIED BY CLIENT.

PREPARED FOR: PLATTE VALLEY BANK OF MISSOURI
c\o DOUG GUTSHALL
302 W. MAIN
SMITHVILLE, MO. 64079

RECORD DESCRIPTION OF OVERALL TRACT: ALL OF A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 53 NORTH, RANGE 33 WEST, SMITHVILLE, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE SOUTH 01 DEGREES 00'27" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 50.34 FEET TO A POINT; THENCE SOUTH 89 DEGREES 11'16" EAST, 79.22 FEET TO A SET 5/8 INCH SET REBAR AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 169 AND THE SOUTH RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 11'16" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE 328.40 FEET TO A 5/8 INCH SET REBAR; THENCE SOUTH 00 DEGREES 48'44" WEST, 10.0 FEET TO A 5/8 INCH SET REBAR; THENCE SOUTH 89 DEGREES 11'16" EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER 330.05 FEET TO A 5/8 INCH SET REBAR; THENCE SOUTH 01 DEGREES 00'27" WEST ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 35, 646.85 FEET TO A 5/8 INCH SET REBAR; THENCE NORTH 89 DEGREES 11'16" WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER 678.96 FEET TO A 5/8 INCH SET REBAR ON THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 169; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING BEARINGS AND DISTANCES NORTH 03 DEGREES 13'44" EAST, 97.19 FEET, THENCE SOUTH 86 DEGREES 46'16" EAST, 70.0 FEET; THENCE NORTH 03 DEGREES 13'44" EAST, 20.0 FEET; THENCE NORTH 86 DEGREES 46'16" WEST 75.0 FEET; THENCE NORTH 03 DEGREES 13'44" EAST, 540.03 FEET TO THE POINT OF BEGINNING.

DESCRIPTION TRACT A: A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 53 NORTH, RANGE 33 WEST, SMITHVILLE, CLAY COUNTY, MISSOURI; DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER THENCE SOUTH 01°00'27" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 50.34 FEET; THENCE LEAVING SAID WEST LINE SOUTH 89°11'16" EAST, 79.22 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 169 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE; THENCE SOUTH 03°13'44" WEST ALONG SAID EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 169, 409.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 86°37'23" EAST 345.29 FEET; THENCE SOUTH 03°22'37" WEST, 150.00 FEET; THENCE NORTH 86°37'23" WEST, 237.26 FEET; THENCE NORTH 03°13'44" EAST, PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE, 40.39 FEET; THENCE NORTH 86°37'23" WEST, 107.64 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 03°13'44" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 109.61 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.09 ACRES MORE OR LESS, AND BEING SUBJECT TO ALL PUBLIC ROADS, EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, AND CONDITIONS, IF ANY, NOW OF RECORD.

DESCRIPTION TRACT B: A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35 TOWNSHIP 53 NORTH, RANGE 33 WEST, SMITHVILLE, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01°00'27" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 50.34 FEET; THENCE LEAVING SAID WEST LINE SOUTH 89°11'16" EAST, 79.22 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 169 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°11'16" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, 328.40 FEET; THENCE SOUTH 00°48'44" WEST, 10.00 FEET; THENCE SOUTH 89°11'16" EAST, 330.05 FEET; THENCE SOUTH 01°00'27" WEST PARALLEL TO SAID WEST LINE OF THE SOUTHWEST QUARTER SECTION 35, 646.85 FEET; THENCE NORTH 89°11'16" WEST, 678.96 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 169; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING BEARINGS AND DISTANCES, NORTH 03°13'44" EAST, 97.19 FEET; THENCE SOUTH 86°46'16" EAST, 70.00 FEET; THENCE NORTH 03°13'44" EAST, 20.00 FEET; THENCE NORTH 86°46'16" WEST, 75.00 FEET; THENCE NORTH 03°13'44" EAST, 21.39 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 86°37'23" EAST, 107.64 FEET; THENCE SOUTH 03°13'44" WEST, 40.39 FEET; THENCE SOUTH 86°37'23" EAST, 237.26 FEET; THENCE NORTH 03°22'37" EAST, 150.00 FEET; THENCE NORTH 86°37'23" WEST, 345.29 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 169; THENCE NORTH 03°13'44" EAST ALONG SAID RIGHT-OF-WAY, 409.03 FEET TO THE TRUE POINT OF BEGINNING; CONTAINING 8.91 ACRES MORE OR LESS, BEING SUBJECT TO ALL PUBLIC ROADS, EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, AND CONDITIONS, IF ANY, NOW OF RECORD.

DESCRIPTION OF PROPOSED SANITARY SEWER EASEMENT ACROSS TRACT A FOR THE BENEFIT OF TRACT B: A STRIP OF LAND 15 FEET IN WIDTH, BEING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 53 NORTH, RANGE 33 WEST; THENCE SOUTH 01°00'27" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 50.34 FEET; THENCE SOUTH 89°11'16" EAST, 79.22 FEET TO THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 169; THENCE SOUTH 03°13'44" WEST, 409.03 FEET; THENCE SOUTH 86°37'23" EAST, 205.34 FEET TO THE TRUE POINT OF BEGINNING OF THIS EASEMENT, ALSO DESIGNATED AS POINT "A"; THENCE SOUTH 32°08'52" EAST, 27.14 FEET; THENCE SOUTH 56°24'18" EAST, 38.28 FEET; THENCE SOUTH 01°00'27" WEST, 109.75 FEET TO THE POINT OF TERMINUS OF THIS EASEMENT; ALSO A STRIP OF LAND 10.0 FEET IN WIDTH, DESCRIBED AS FOLLOWS: BEGINNING AT THE ABOVE DESCRIBED POINT "A"; THENCE SOUTH 86°37'23" EAST, 132.96 FEET; THENCE SOUTH 03°22'37" WEST, 10.0 FEET; THENCE NORTH 86°37'23" WEST, 132.82 FEET; THENCE NORTH 32°08'52" WEST, 12.29 FEET TO POINT "A" AND THE POINT OF BEGINNING.

DESCRIPTION FOR PROPOSED INGRESS AND EGRESS EASEMENT: A STRIP OF LAND 30 FEET IN WIDTH, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 53 NORTH, RANGE 33 WEST; THENCE SOUTH 01°00'27" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 50.34 FEET; THENCE SOUTH 89°11'16" EAST, 79.22 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 169; THENCE SOUTH 03°13'44" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 409.03 FEET TO THE TRUE POINT OF BEGINNING OF THIS EASEMENT; THENCE SOUTH 86°37'23" EAST, 175.00 FEET TO THE POINT OF TERMINUS OF THIS EASEMENT.

This Lot Split has been approved by the City of Smithville as of June 16, 1998

Steven Sumpson
Community Development Director

CERTIFICATION: THIS IS TO CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

BY: [illegible]
BARTLETT & WEST ENGINEERS, INC.
TONY L. RANCOE MO. P.L.S. #1959
SEPTEMBER 22, 1998 FILE NO. 3036.117

DRAWN BY: JM

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