Clay County, Missouri
Land Survey Document

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P 24772

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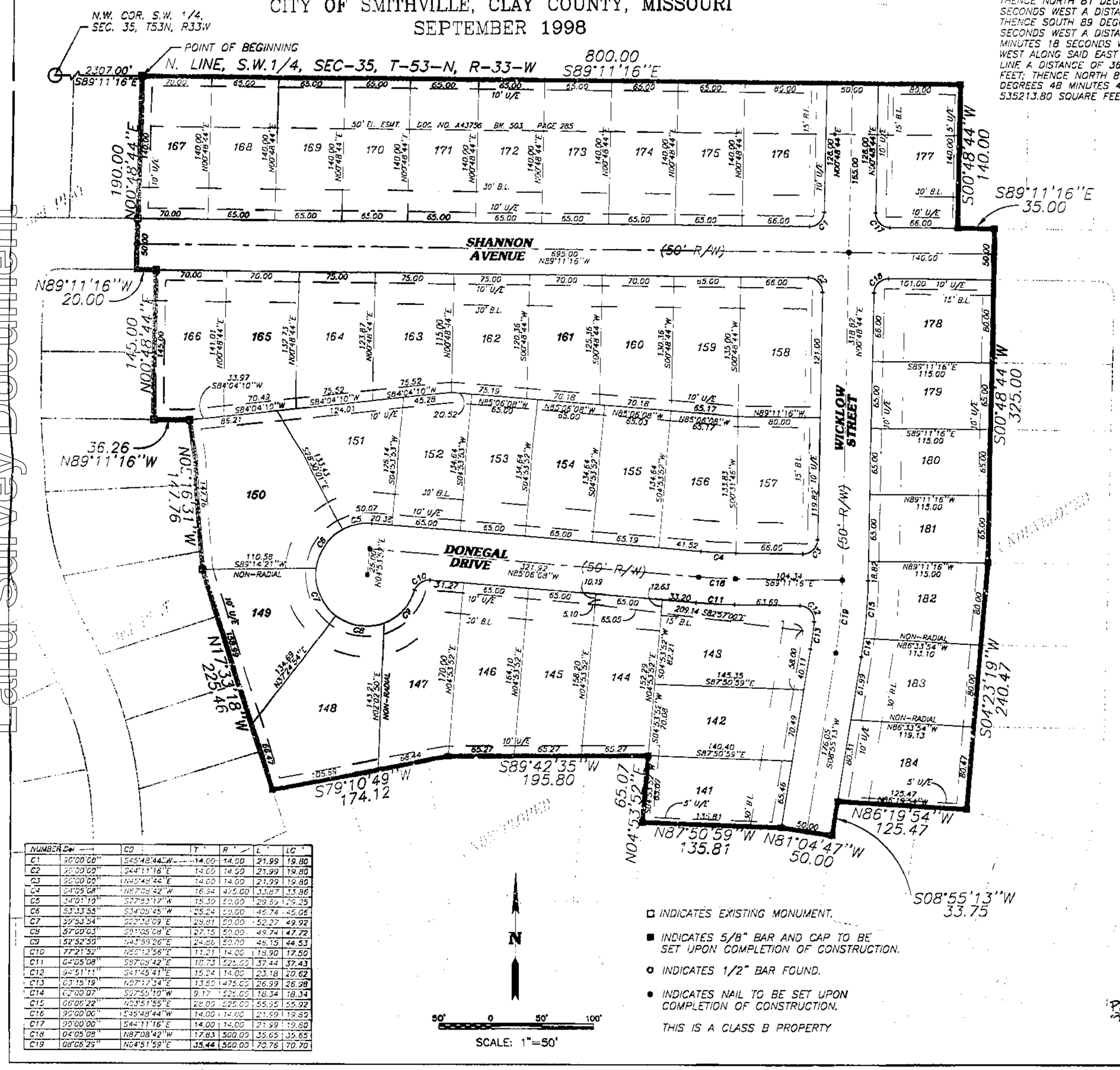
FINAL PLAT OF
HILLS OF SHANNON – FOURTH PLAT

A SUBDIVISION IN THE S 1/2, SECTION 35, T.53N, R.33W
CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI
SEPTEMBER 1998



NUMBER	CH	CD	T	R	L	LC
C1	90°00'00"	S45°48'44"W	14.00	14.00	21.99	19.80
C2	90°00'00"	S44°11'16"E	14.00	14.00	21.99	19.80
C3	90°00'00"	N45°48'44"E	14.00	14.00	21.99	19.80
C4	04°05'08"	N87°08'42"W	16.94	475.00	33.87	33.86
C5	14°01'19"	S77°43'12"W	15.30	60.00	29.55	29.35
C6	53°33'55"	S34°06'45"W	25.24	50.00	46.74	45.06
C7	59°53'54"	S02°32'09"E	29.81	50.00	52.27	49.92
C8	57°00'03"	S61°05'08"E	27.15	50.00	49.74	47.72
C9	52°52'59"	N43°59'26"E	24.86	50.00	46.15	44.53
C10	77°21'52"	N82°12'56"E	11.21	14.00	18.90	17.50
C11	04°05'08"	S87°08'42"E	16.73	525.00	37.44	37.43
C12	94°51'11"	S41°45'41"E	15.24	14.00	23.18	20.62
C13	03°15'19"	N07°17'34"E	13.50	475.00	26.99	26.98
C14	42°00'09"	S07°50'10"W	9.17	525.00	18.34	18.34
C15	60°01'22"	N05°51'55"E	28.00	525.00	55.02	55.02
C16	90°00'00"	S45°48'44"W	14.00	14.00	21.99	19.80
C17	90°00'00"	S44°11'16"E	14.00	14.00	21.99	19.80
C18	04°05'08"	N87°08'42"W	17.83	500.00	35.65	35.65
C19	08°06'29"	N04°51'59"E	35.44	500.00	70.76	70.70

- □ INDICATES EXISTING MONUMENT.
- ■ INDICATES 5/8" BAR AND CAP TO BE SET UPON COMPLETION OF CONSTRUCTION.
- ○ INDICATES 1/2" BAR FOUND.
- ● INDICATES NAIL TO BE SET UPON COMPLETION OF CONSTRUCTION.

THIS IS A CLASS B PROPERTY

LEGAL DESCRIPTION

A SUBDIVISION IN THE S 1/2 OF SECTION 35, T-53N, R-33W, SMITHVILLE, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE S 1/2 OF THE SAID SECTION, THENCE SOUTH 89 DEGREES 11 MINUTES 16 SECONDS EAST ALONG THE N. LINE OF SOUTHWEST QUARTER SECTION 35 A DISTANCE OF 2307.00 FEET TO THE NORTHEAST CORNER OF HILLS OF SHANNON – THIRD PLAT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 11 MINUTES 16 SECONDS EAST A DISTANCE OF 800.00 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 44 SECONDS WEST A DISTANCE OF 140.00 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 16 SECONDS EAST A DISTANCE OF 35.00 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 44 SECONDS WEST A DISTANCE OF 325.00 FEET; THENCE SOUTH 04 DEGREES 23 MINUTES 19 SECONDS WEST A DISTANCE OF 240.47 FEET; THENCE NORTH 86 DEGREES 19 MINUTES 54 SECONDS WEST A DISTANCE OF 125.47 FEET; THENCE SOUTH 08 DEGREES 55 MINUTES 13 SECONDS WEST A DISTANCE OF 33.75 FEET; THENCE NORTH 81 DEGREES 04 MINUTES 47 SECONDS WEST A DISTANCE OF 50.00 FEET; THENCE NORTH 87 DEGREES 50 MINUTES 59 SECONDS WEST A DISTANCE OF 135.81 FEET; THENCE NORTH 04 DEGREES 53 MINUTES 52 SECONDS EAST A DISTANCE OF 65.07 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 35 SECONDS WEST A DISTANCE OF 195.80 FEET; THENCE SOUTH 79 DEGREES 10 MINUTES 49 SECONDS WEST A DISTANCE OF 174.12 FEET TO THE EAST LINE OF HILLS OF SHANNON – THIRD PLAT; THENCE NORTH 17 DEGREES 33 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 225.46 FEET; THENCE NORTH 05 DEGREES 16 MINUTES 31 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 147.76 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 16 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 36.26 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 145.00 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 16 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 20.00 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING CONTAINING 535213.80 SQUARE FEET OR 12.29 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 WIDTH INDICATED AND AS SET FORTH ON THIS PLAT UNLESS OTHERWISE NOTED, AND SIDE 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 AND 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 DEDICATED.

STATE OF KANSAS }
COUNTY OF JOHNSON } S.S.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE PROPERTY AS ABOVE SET FORTH IN THE LEGAL DESCRIPTION, 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 HILLS OF SHANNON – FOURTH PLAT, 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.

CRITERION COMMUNITIES, L.L.C.
H.K. GILLILAND — GENERAL MANAGER
JAMES L. WASKO — ASST. GENERAL MANAGER

STATE OF KANSAS }
COUNTY OF JOHNSON } S.S.

BE IT REMEMBERED THAT ON THIS 18TH DAY OF NOVEMBER, 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME H.K. GILLILAND AND JAMES L. WASKO, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE GENERAL MANAGER AND ASSISTANCE GENERAL MANAGER, RESPECTIVELY OF CRITERION COMMUNITIES, L.L.C., AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID COMPANY BY THE AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID H.K. GILLILAND AND JAMES L. WASKO ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL ON THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 2-27-2000 NOTARY PUBLIC: _____

THIS PLAT OF HILLS OF SHANNON – FOURTH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION THIS 8TH DAY OF SEPTEMBER, 1998.

(SEAL) CHAIRPERSON

THIS PLAT OF HILLS OF SHANNON – FOURTH PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF SMITHVILLE, CLAY COUNTY, MISSOURI, THIS 12TH DAY OF OCTOBER, 1998.

(SEAL) MAYOR

ATTEST: CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1998, IN BOOK _____, PAGE _____.

REGISTER OF DEEDS

SURVEYOR'S CERTIFICATE:

I hereby certify that the plat of HILLS OF SHANNON – FOURTH 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 minimum Standards for Property Boundary Surveys, established by the Missouri Board of 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.

11-10-98
DATE

SIGNED THOMAS W. CLEMONS RLS #1955

Thomas Clemons
Area Surveyors
2800 Robinson Pike Road
Grandview, MO 64030
(816) 941-7557
Fax (816) 941-7599

Plat Cab E
2199 CF