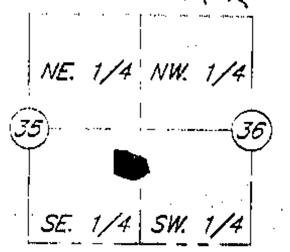
JUL 1 1999 P 5179

DIAMOND CREST FOURTH PLAT

A Subdivision in Smithville, Clay County, Missouri



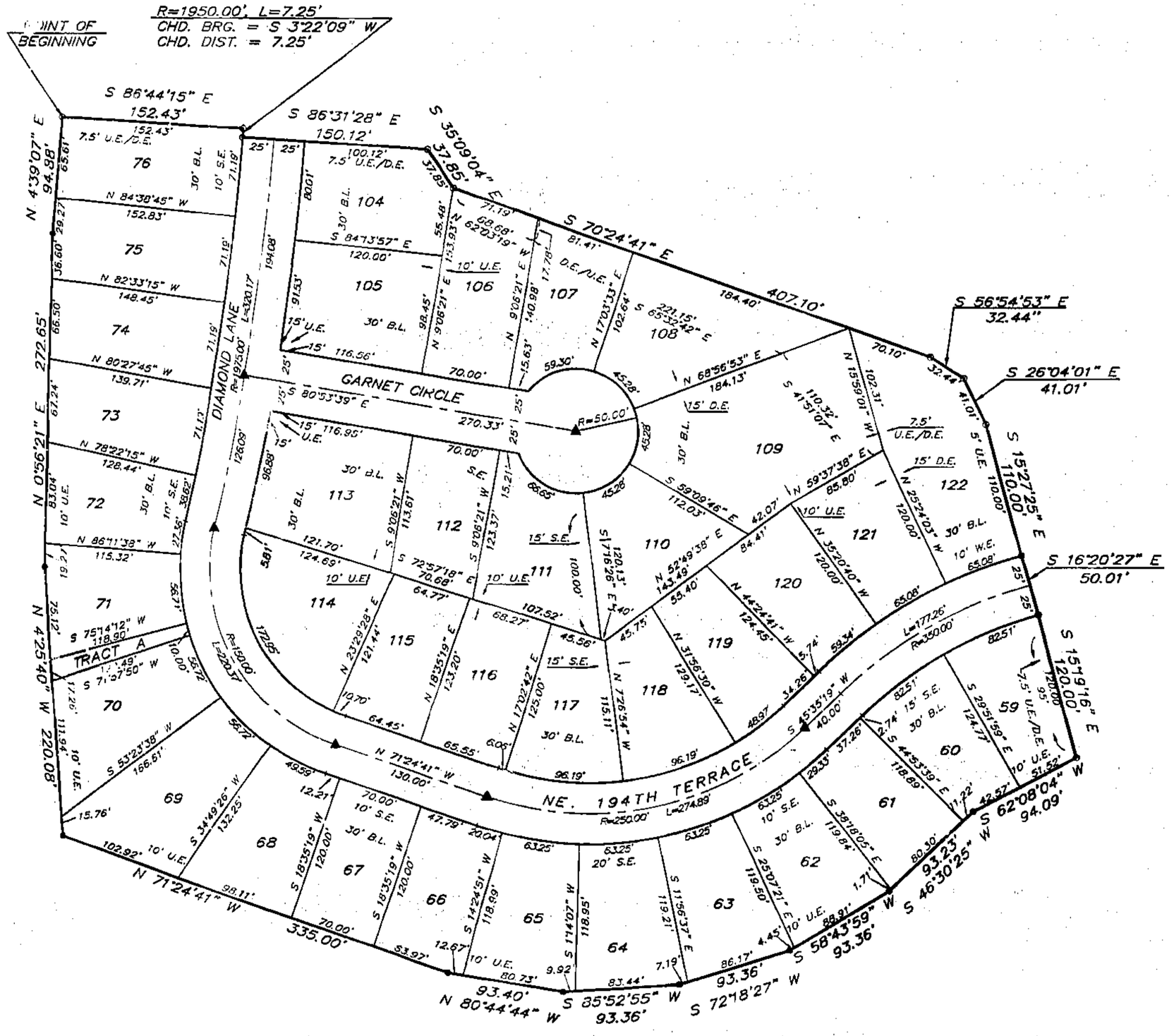
SECTION LOCATION
Sec. 35, Twp. 54, Rge. 33
& Sec. 36, Twp. 54, Rge. 33
(Not to Scale)

N

SCALE: 1"=50'

LEGEND
B.L. = Building Line
U.E. = Utility Easement
S.E. = Sanitary Sewer Easement
D.E. = Drainage Easement
W.E. = Water Main Easement
△ Denotes Existing Permanent Monument
▲ Denotes Permanent Monument to be Set after Street Construction marked H.F.W. ENG. L.S. 1658
○ Denotes Found Existing Bar
● Denotes 1/2" Bar to be Set with Plastic Cap marked H.F.W. ENG. L.S. 1658

NOTE:
SIDEWALKS TO BE INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS.



DESCRIPTION:

A TRACT OF LAND IN THE EAST HALF OF SECTION 35 AND THE WEST HALF OF SECTION 36, ALL IN TOWNSHIP 54, RANGE 33 IN SMITHVILLE, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 77, DIAMOND CREST THIRD PLAT, A SUBDIVISION IN SMITHVILLE, CLAY COUNTY, MISSOURI; THEN SOUTHEASTERLY ON THE SOUTHERLY LINE OF SAID DIAMOND CREST THIRD PLAT, THE FOLLOWING FIVE COURSES:
SOUTH 86°44'15" EAST, 152.43 FEET TO A POINT ON A CURVE;
SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 1950 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 3°22'09" WEST, 7.25 FEET AND AN ARC OF 7.25 FEET;
SOUTH 86°31'28" EAST, 150.12 FEET;
SOUTH 35°09'04" EAST, 37.85 FEET;
SOUTH 70°24'41" EAST, 115.10 FEET TO THE SOUTHWEST CORNER OF LOT 40, DIAMOND CREST SECOND PLAT, A SUBDIVISION IN SMITHVILLE, CLAY COUNTY, MISSOURI;
THEN SOUTHEASTERLY ON THE SOUTHERLY AND WESTERLY LINE OF SAID DIAMOND CREST SECOND PLAT, THEN FOLLOWING SIX COURSES:
SOUTH 70°24'41" EAST, 292 FEET;
SOUTH 56°54'53" EAST, 32.44 FEET;
SOUTH 26°04'01" EAST, 41.01 FEET;
SOUTH 15°27'25" EAST, 110 FEET;
SOUTH 16°20'27" EAST, 50.01 FEET;
SOUTH 15°19'16" EAST, 120 FEET TO THE SOUTHWEST CORNER OF LOT 56, DIAMOND CREST SECOND PLAT;
THEN SOUTH 62°08'04" WEST, 94.09 FEET;
THEN SOUTH 46°30'25" WEST, 93.23 FEET;
THEN SOUTH 58°43'59" WEST, 93.36 FEET;
THEN SOUTH 72°18'27" WEST, 93.36 FEET;
THEN SOUTH 85°52'55" WEST, 93.36 FEET;
THEN NORTH 80°44'44" WEST, 93.40 FEET;
THEN NORTH 71°24'41" WEST, 335.00 FEET;
THEN NORTH 4°25'40" WEST, 220.08 FEET;
THEN NORTH 0°56'21" EAST, 272.65 FEET;
THEN NORTH 4°39'07" EAST, 94.88 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 10.3 ACRES MORE OR LESS.

DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE TRACT OF LAND DESCRIBED HEREON HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "DIAMOND CREST FOURTH PLAT".

EASEMENTS: EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, AS UTILITY EASEMENTS 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 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 "EASEMENTS".

PARKLAND: THE LAND SHOWN AND DEDICATED HEREON AS TRACT "A" IS HEREBY DEDICATED FOR PARK PURPOSES.

ACCESS CONTROL: NO LOT SHALL HAVE DIRECT VEHICULAR ACCESS TO ARTERIAL AVENUE OR COLLECTOR STREET.

STREETS: STREETS, AVENUES, LANES, DRIVES, AND COURTS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO AND FOR PUBLIC USE ARE HEREBY 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.

IN TESTIMONY WHEREOF: WORNALL ESTATES DEVELOPMENT, INC. HAS BY AUTHORITY OF ITS BOARD OF DIRECTORS, CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PRESIDENT THIS _____ DAY OF _____

WORNALL ESTATES DEVELOPMENT, INC.

BY: _____
PAUL M. McELWEE, PRESIDENT

STATE OF MISSOURI) SS
COUNTY OF CLAY)

ON THIS 23RD DAY OF June 1999, BEFORE ME, APPEARED PAUL M. McELWEE, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF WORNALL ESTATES DEVELOPMENT, INC., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY THE AUTHORITY OF ITS GOVERNING BODY AND THAT SAID PAUL M. McELWEE ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION, AND HE DULY ACKNOWLEDGES THE EXECUTION OF THE SAME.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE ABOVE MENTIONED THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

THIS PLAT OF DIAMOND CREST FOURTH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION THIS 10TH DAY OF NOVEMBER, 1998

(SEAL) _____ CHAIRMAN
_____ SECRETARY

THE DEDICATIONS SHOWN ON THIS PLAT HAVE BEEN ACCEPTED BY THE CITY COMMISSION OF THE CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI, THIS 17TH DAY OF NOVEMBER, 1998

(SEAL) _____ MAYOR

ATTEST: _____ 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 THIS _____ DAY OF _____ IN BOOK _____ AT PAGE _____

_____ DEPUTY _____ REGISTER OF DEEDS

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF DIAMOND CREST 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 AN URBAN PROPERTY BOUNDARY SURVEY AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

_____
JAMES M. FARROW, MO. LS NO. 1658
11-25-98

SIGNATURE AND STAMP IN PURPLE INK INDICATES AN ORIGINAL SIGNED COPY BY THIS SURVEYOR. ANY OTHER COLOR IS NOT AN ORIGINAL COPY.

Plat Cab E
Slide 69

HANDS FARROW WEISKIRCH ENGINEERS, INC.
111 NORTH MAIN
INDEPENDENCE, MISSOURI 64050
(816) 254-5000 FAX (816) 252-9712

DIAMOND CREST FOURTH PLAT
SMITHVILLE, CLAY COUNTY, MISSOURI

JOB NO.	2398
FILE NO:	2106
DATE:	10-6-98
DRAFTER:	C.M.H.
CHKD:	
REVISIONS:	10/15/98 11/23/98
SHEET NO.	1 of 1

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com