Clay County, Missouri
Land Survey Document

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P-62995

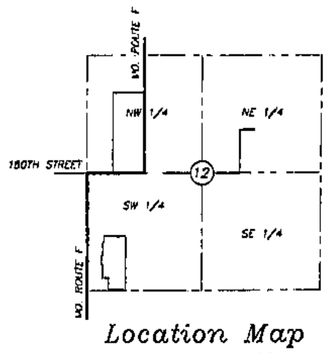
AUG 5 1999

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING
201 NW 72ND STREET • GLADSTONE, MISSOURI 64118
Phone: 436-0735 -- Fax: 436-0767

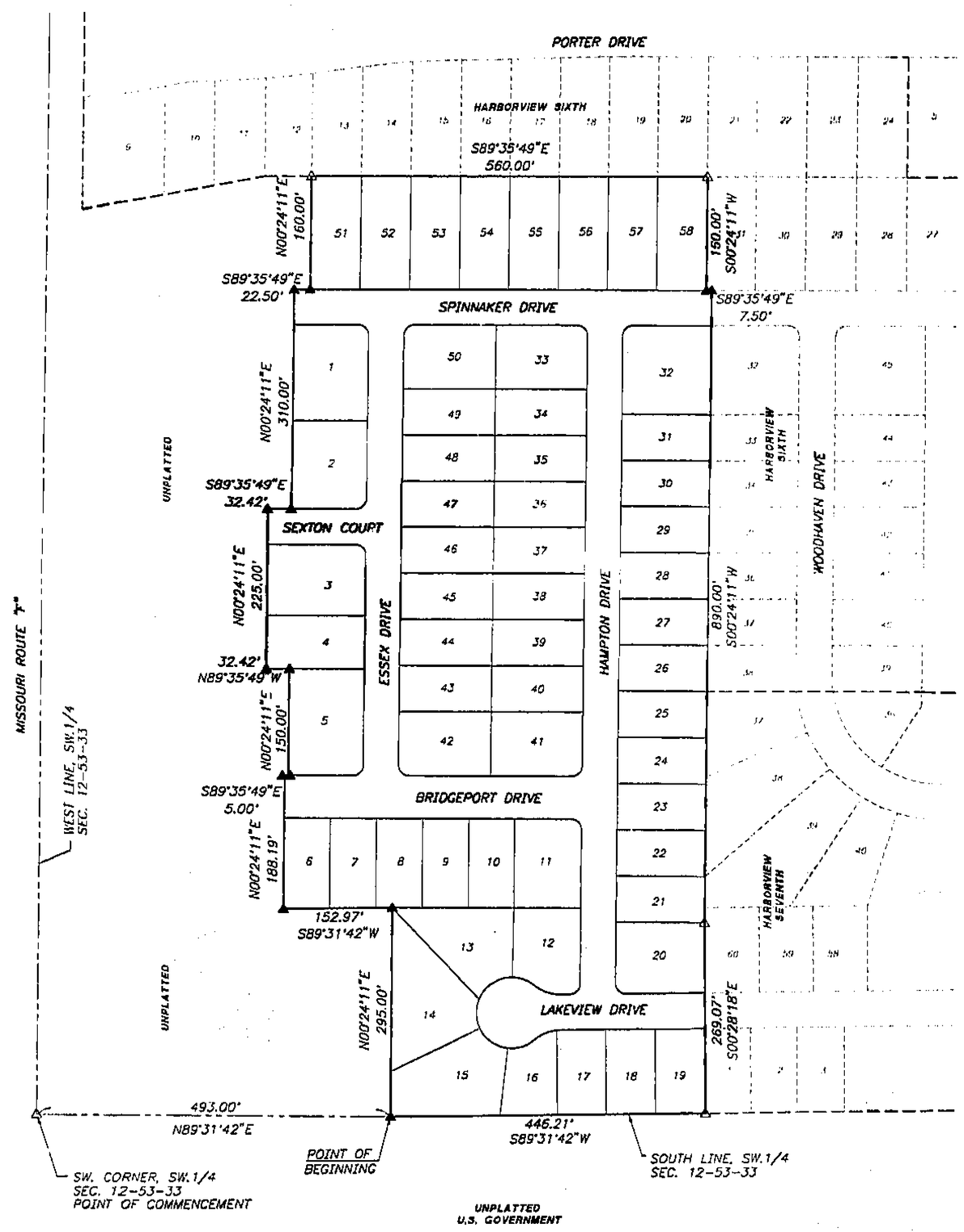
99 AUG -5 P 3:04
Cab. E Slide 113

HARBORVIEW EIGHTH PLAT

FINAL PLAT
City of Smithville, Clay County, Missouri



Location Map
SEC. 12-53-33



LEGEND:

- △ 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 EIGHTH 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 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 the platting of subdivisions to the best of my professional knowledge and belief.

DATE: _____ STEPHEN L. AYLETT, LS-2074

STATE OF MISSOURI
STEPHEN L. AYLETT
NUMBER LS-2074
PROFESSIONAL LAND SURVEYOR

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 Southwest corner of the Southwest Quarter of said Section 12; thence North 89 degrees 31 minutes 42 seconds East along the South line of the Southwest Quarter of said Section 12, a distance of 493.00 feet to the Point of Beginning of the tract of land herein to be described; thence North 00 degrees 24 minutes 11 seconds East along a line parallel with the West line of the Southwest Quarter of said Section 12, a distance of 295.00 feet; thence South 89 degrees 31 minutes 42 seconds West, a distance of 152.97 feet; thence North 00 degrees 24 minutes 11 seconds East along a line parallel with the West line of the Southwest Quarter of said Section 12, a distance of 188.19 feet; thence South 89 degrees 35 minutes 49 seconds East, a distance of 5.00 feet; thence North 00 degrees 24 minutes 11 seconds East, a distance of 150.00 feet; thence North 89 degrees 35 minutes 49 seconds West, a distance of 32.42 feet; thence North 00 degrees 24 minutes 11 seconds East along a line parallel with the West line of the Southwest Quarter of said Section 12, a distance of 225.00 feet; thence South 89 degrees 35 minutes 49 seconds East, a distance of 32.42 feet; thence North 00 degrees 24 minutes 11 seconds East along a line parallel with the West line of the Southwest Quarter of said Section 12, a distance of 310.00 feet; thence South 89 degrees 35 minutes 49 seconds East, a distance of 22.50 feet; thence North 00 degrees 24 minutes 11 seconds East along a line parallel with the West line of the Southwest Quarter of said Section 12, a distance of 160.00 feet to the Southwest corner of Lot 12, HARBORVIEW SIXTH PLAT, a subdivision of land in the City of Smithville, Clay County, Missouri; thence South 89 degrees 35 minutes 49 seconds East along the South line of Lots 13 thru 20 (inclusive), of said HARBORVIEW SIXTH PLAT, a distance of 560.00 feet to the Southwest corner of Lot 21, of said HARBORVIEW SIXTH PLAT; thence South 00 degrees 24 minutes 11 seconds West along the West line of Lot 31, of said HARBORVIEW SIXTH PLAT, a distance of 160.00 feet to the Southwest corner of said Lot 31, said point also being on the Northerly right-of-way line of Spinnaker Drive; thence South 89 degrees 35 minutes 49 seconds East along the South line of said Lot 31 and along the Northerly right-of-way line of said Spinnaker Drive, a distance of 7.50 feet; thence South 00 degrees 24 minutes 11 seconds West along the West line of Lots 32 thru 38 (inclusive), of said HARBORVIEW SIXTH PLAT also being along the West line of Lots 27, 28, 29 and 50, HARBORVIEW SEVENTH PLAT, a subdivision of land in the City of Smithville, Clay County, Missouri, a distance of 830.00 feet; thence South 00 degrees 28 minutes 18 seconds East along the West line of Lot 50, the Southerly prolongation of the Westerly line of said Lot 50 and Lot 1, of said HARBORVIEW SEVENTH PLAT, a distance of 269.07 feet to a point on the South line of the Southwest Quarter of and Section 12; thence South 89 degrees 31 minutes 42 seconds West along the South line of the Southwest Quarter of said Section 12, a distance of 446.21 feet to the Point of Beginning. Said tract of land contains 17.02 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 shall hereafter be known as "HARBORVIEW EIGHTH PLAT".

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 drainage, 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 as 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.

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 28 day of July, 1999.

CRAIG PORTER DEVELOPMENT, L.L.C.
Craig A. Porter
Craig A. Porter, Manager

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

On this 28 day of July, 1999, 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

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires: DEC 23, 2000

Marilyn Wood
NOTARY PUBLIC

MARILYN WOOD
NOTARY PUBLIC, STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. DEC 23, 2000

This plat of "HARBORVIEW EIGHTH PLAT" has been submitted to and approved by the Planning Commission this 10th day of March, 1999.

CHAIRMAN _____ SECRETARY _____

The dedications shown on this plat have been accepted by the City Commission of the City of Smithville, Missouri, this 17th day of MARCH, 1999.

MAYOR _____ 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 _____, 1999. In Book _____ Page _____ at _____ PM/AM O'Clock.

DEPUTY _____ REGISTER OF DEEDS _____

JOB NUMBER
32720

PC-E
Aylett CP

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

DATE: 07-15-99