Clay County, Missouri
Land Survey Document

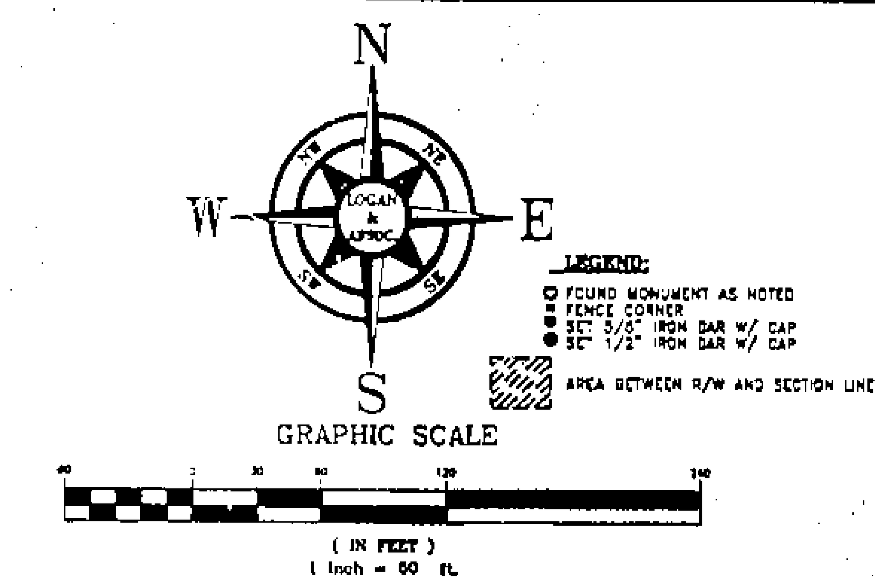
C:\Land Projects\99 0480\dwg\99-0480.dwg Xrd Dec 08 09:01:44 1999 LOGAN & ASSOCIATES, INC.

STATE OF MO.
CLAY COUNTY
CERTIFY INSTR. REC'D
99 DEC 14 P 3:458
CAB E SL 107
ROBERT T. SEVIER
RECORDER OF DEEDS
by [signature] Deputy

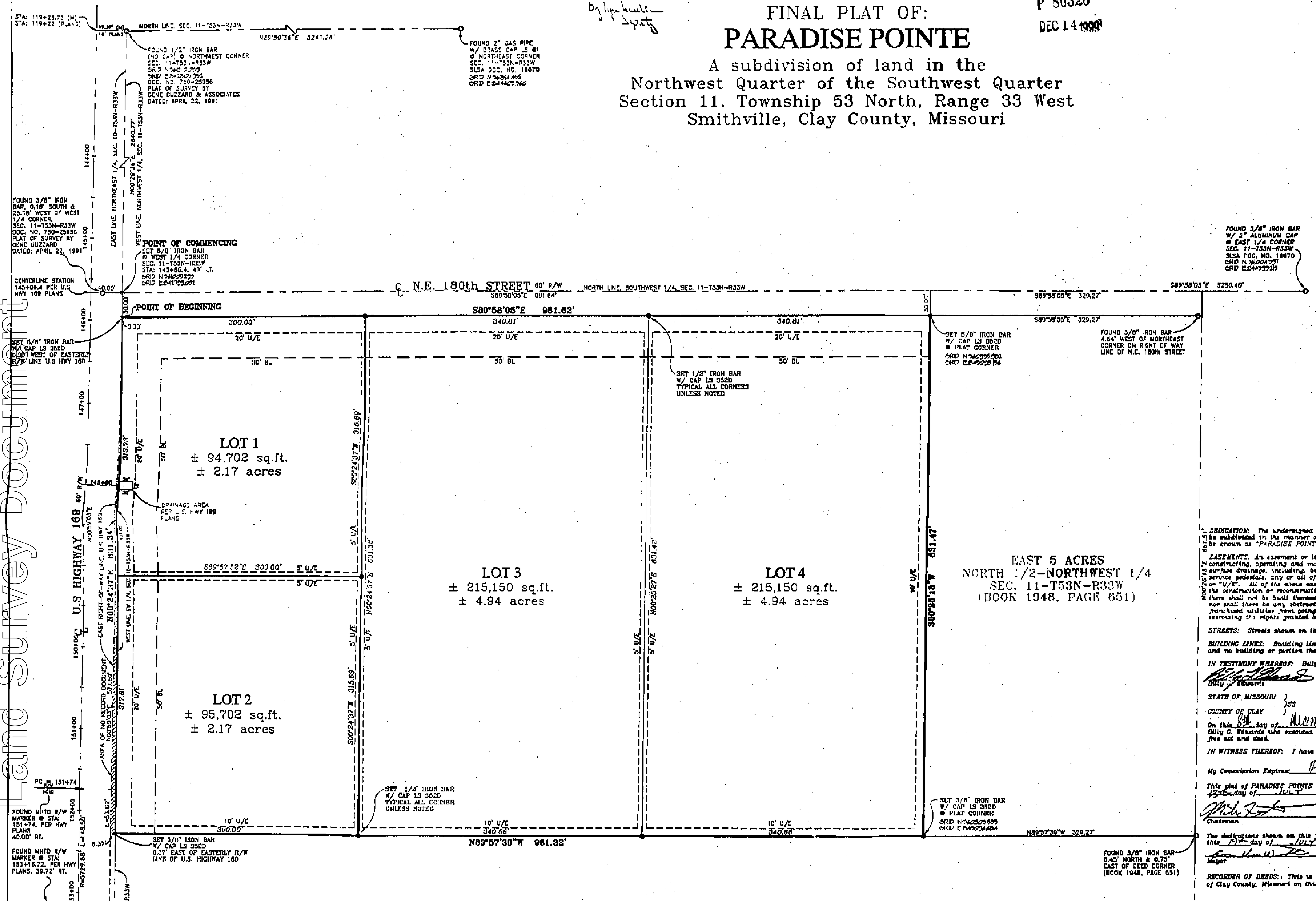
P 80326
DEC 14 1999

FINAL PLAT OF:
PARADISE POINTE

A subdivision of land in the
Northwest Quarter of the Southwest Quarter
Section 11, Township 53 North, Range 33 West
Smithville, Clay County, Missouri



BASIS OF BEARING:
THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, MISSOURI WEST ZONE



LEGAL DESCRIPTION:

The North one-half of the Northwest Quarter of the Southwest Quarter of Section 11, Township 53, Range 33, Smithville, Clay County, Missouri, EXCEPT that part deeded December 19, 1988, as Document No. G-28608, recorded in Book 1885, Page 554, and corrected by instrument recorded in Book 1948, Page 651, as Document No. G-55414, and EXCEPT any part in road, and being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 11, Township 53 North, Range 33 West, said point being the intersection of the Easterly right of way line of U.S. Highway 169 and the West line of the Southwest Quarter of said Section 11;
thence South 00°24'37" West along the West line of said Southwest Quarter, a distance of 30.00 feet to the Southerly right of way line of N.E. 180th Street as now established;
thence South 89°58'05" East along said Southerly right of way line and parallel with the North line of said Southwest Quarter, a distance of 981.62 feet;
thence South 00°26'18" West and parallel with the West line of the Northwest Quarter of the Southwest Quarter, a distance of 631.47 feet to a point on the South line of the North one-half of the Northwest Quarter of said Southwest Quarter;
thence North 89°57'39" West along the South line of said North one-half, a distance of 981.32 feet to the Southwest corner of said North one-half, said point being 8.37 feet Easterly of the Easterly right of -way line of said U.S. Highway 169;
thence North 00°24'37" East along the West line of said Southwest Quarter, a distance of 631.34 feet to the Point of Beginning.

The above described tract contains 14.22 acres, more or less and is subject to all easements, restrictions and reservations, recorded or unrecorded, if any.

DEDICATION: The undersigned proprietor of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "PARADISE POINTE".

EASEMENTS: An easement or license is hereby granted to Clay County, Missouri for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV, and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over under and along the strips of land designated "UTILITY EASEMENTS", or "U/E". All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structures (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Clay County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonable in exercising the rights granted by such easements.

STREETS: Streets shown on this plat and not heretofore dedicated for public use, 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: Billy C. Edwards has caused these presents to be signed this 8th day of December 1999.

[signature]
Billy C. Edwards

STATE OF MISSOURI)
)SS
COUNTY OF CLAY)

On this 8th day of December, 1999, before me a Notary Public in and for said County and State, personally appeared Billy C. Edwards who executed the within instrument and acknowledged to me that he executed the same as his own free act and deed.

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

My Commission Expires: 11-28-02 Notary Public: [signature]

PAMELA L. GLAZIER
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: 11-28-02

This plat of PARADISE POINTE has been submitted to and approved by the Planning Commission this 13th day of July 1999.

[signature] Chairman
[signature] Secretary

The dedications shown on this plat have been accepted by the Board of Alderman of the City of Smithville, Missouri this 19th day of July 1999.

[signature] Mayor
[signature] City Clerk

RECORDER OF DEEDS: This is to certify that this instrument was filed for record in the Office of the Recorder of Deeds of Clay County, Missouri on this____day of________,1999, in Cabinet____, Sleeve______at________o'clock.

Recorder of Deeds
Deputy

SURVEYOR'S GENERAL NOTES:

1). This survey is based on record documents, legal descriptions, and other information furnished by the client, and other information known to this surveyor. This surveyor has no knowledge of any other record documents which affects this tract.

2). This survey meets or exceeds the accuracy standards of a (RURAL) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

3). The Title report was furnished by United Title Company, Inc. File No. C-17358 Dated: July 16, 1999 @ 1:17.2 P.M.

4). The subject property surveyed lies within a Flood Zone designated Zone (C) per F.E.M.A. Map, Panel No. 25 of 175, Community Panel No. 290088 0025 A Effective Date: March 18, 1980.

5). The bearing and coordinates shown hereon are base on the Missouri State Plane Coordinate System of 1983, Missouri West Zone, using a combined Grid Scale Factor of 0.9999016. The Grid Scale Factor was obtained using the following Geographic Reference Stations:
CL-72, N=360178.088, E=841036.671, CF=0.9999021
CL-73, N=362620.735, E=842073.533, CF=0.9999990
CL-75, N=362571.702, E=846145.681, CF=0.9999018
CL-77, N=357709.890, E=845681.061, CF=0.9999035

PC-E
1/5/2000 CP

THIS SURVEY IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN GREEN INK OF THE CERTIFYING SURVEYOR

I HEREBY CERTIFY: That the plat of PARADISE POINTE, a 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 Standard for Property Boundary Surveys as established by the Department of Natural Resources, division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying and of the platting of subdivisions as established by the Missouri Board of Architects, Professional Engineers and Land Surveyors to the best of my professional knowledge and belief.

Date: [signature]
Bob W. Stephens, MO LS 2330 KS LS 1134
Logan & Associates, Corporate LS 3320

THIS PLAT PREPARED FOR:
BILLY C. EDWARDS
370 LOWELL
KANSAS CITY, MO 64119

FINAL PLAT OF:	
PARADISE POINTE	
SMITHVILLE, CLAY COUNTY, MISSOURI	
LOGAN & ASSOCIATES, Professional Engineers & Professional Land Surveyors, 300 N. Church Road, Suite 100, Liberty, Missouri 64068, (816) 781-7626, Fax (816) 781-7483	Job No: 99-0480; 99-0480.DWG; Scale: 1"=60'; Drawn By: KRB Date: 12/6/99; Check By: Date: 12/6/99; Sheet No. 1 OF 1

http://www.ClayCoGov.com