Clay County, Missouri
Land Survey Document

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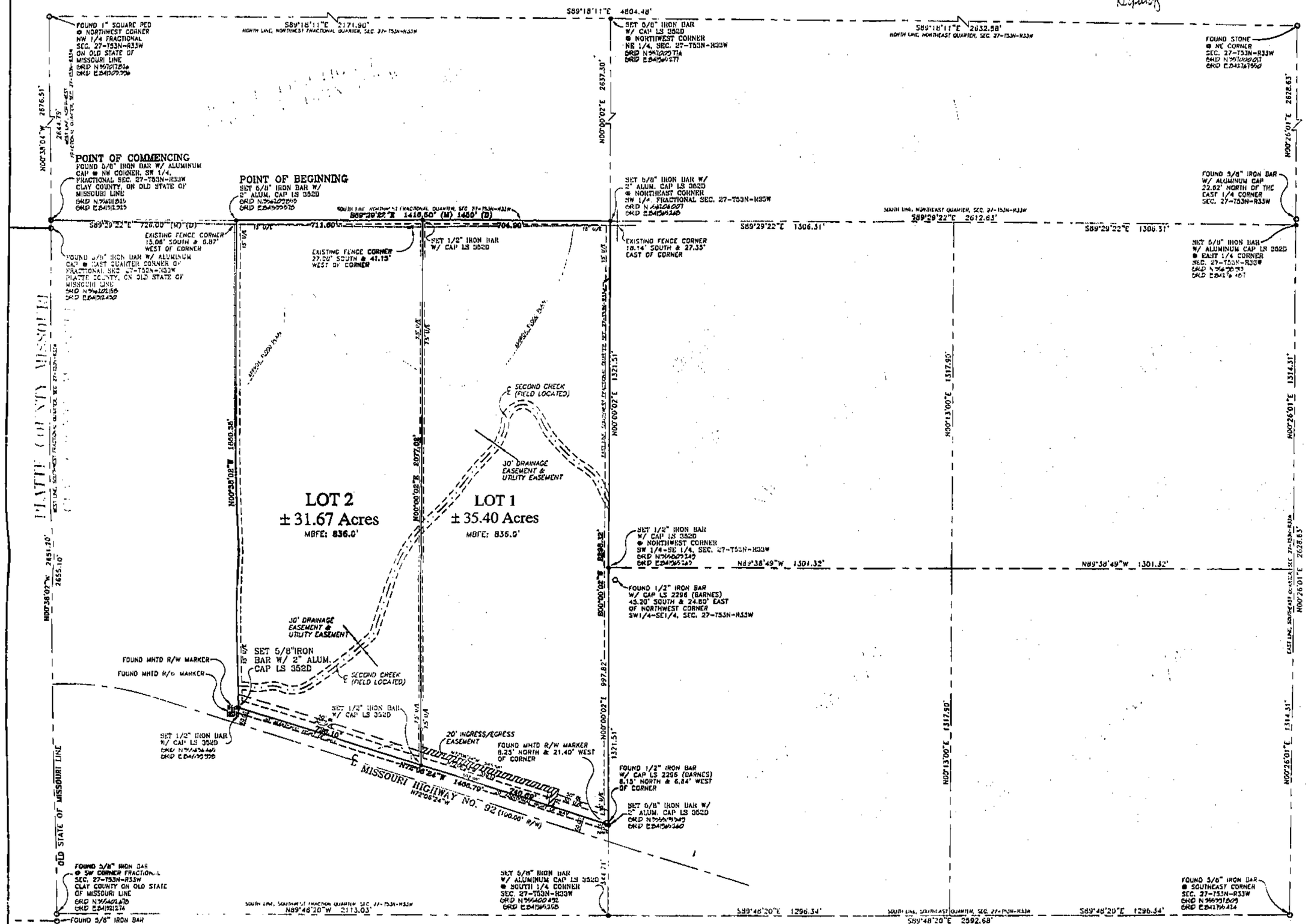
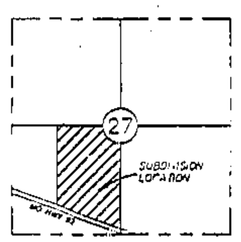
Cap. 12 Page 130
By Recording Deputy

MAR 16 2000

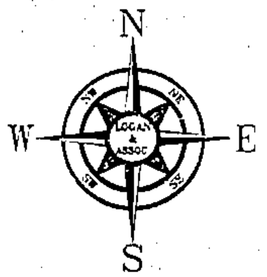
P 91119

FINAL PLAT OF:
PORTER FARMS
A PART OF THE SOUTHWEST FRACTIONAL QUARTER SEC. 27-T53N-R33W, CLAY COUNTY, MISSOURI





LOCATION MAP
Sec. 27, Twp. 53, Rge 33
(Not to Scale)



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

BASIS OF BEARING:
THE MISSOURI STATE PLANE COORDINATE SYTSTEM OF 1983, MISSOURI WEST ZONE HELD THE NORTHERLY RIGHT OF WAY LINE OF MISSOURI HIGHWAY NO. 92 AS NORTH 72°06'24" WEST

LEGEND:
O = FOUND MONUMENT (AS NOTED)
● = SET 1/2" IRON BAR W/ CAP COOP LS 3520 (UNLESS NOTED)
[ ] = AREA OF 100 YEAR FLOOD, PER FLOOD INSURANCE RATE MAP, PANEL NO. 25 OF 175, COMMUNITY PANEL NO. 290086 0025 A, EFFECTIVE DATE: MARCH 17 1980

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 "PORTER FARMS".

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: Walter Porter has caused these presents to be signed this 12th day of Feb, 2000.

Walter Porter
Walter Porter

STATE OF MISSOURI }
}SS
COUNTY OF CLAY }

On this 12th day of February, 2000, before me a Notary Public in and for said County and State, personally appeared Walter Porter, 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: 11/27/01 Lindsey G. Grosser
Notary Public

This plat of PORTER FARMS has been submitted to and approved by the Clay County Planning Commission this 7th day of January, 2000.

Contractor — Chairman — Director
Presiding Commissioner — Western District Commissioner — Eastern District Commissioner

These rectangle and rights of way accepted by the County Governing Body of Clay County, Missouri, this 24th day of January, 2000.

Attest:

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 _____, 2000, in Cabinet _____, Sleeve _____ at _____ o'clock.

Recorder of Deeds — Deputy

REVISED 1/26/00 PER CLAY COUNTY P & Z LETTER DATED: 11/27/99

NOTE: BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, MISSOURI WEST ZONE, USING A COMBINED GRID SCALE FACTOR OF 0.9999733. THE ABOVE GRID SCALE FACTOR WAS OBTAINED USING THE FOLLOWING GEODETIC HELMERT STATIONS:
SW1/4-SE1/4 = N 334404.466, E 2427784.836, SF 0.9999733
PL-59 = N 331250.334, E 2427784.257, SF 0.9999733
PL-62 = N 333444.333, E 2428165.187, SF 0.9999734
CL-72 = N 340178.833, E 2418468.871, SF 0.9999737

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). No Title report was furnished by the client for this survey

4). The subject property surveyed lies within a Flood Zone designated Zone (AE) per F.E.M.A. Map, Panel No. 25 of 175, Community Panel No. 290086 0025 A Effective Date: March 18, 1980. The Base Flood Elevation (BFE) is 836.00'

5). Utility locations shown were scaled from maps provided by the various utility companies or maps provided by the client. If any construction or excavation is to be done in the area, it is the contractor's responsibility to call the MISSOURI ONE CALL SYSTEM (MISSOURI DIG RITE) (1-800-344-7483) for utility locations prior to any construction or excavation.

6). All new and/or construction on the property to comply with the Clay County's Floodplain management and other regulations. This includes the re-routing of any water courses, the installation of storm culverts, bridges, and other related facilities. Such water management facilities shall be designed by a Professional Engineer, registered by the State of Missouri and approved by the County Highway Department.

7). An additional 25 feet of right-of-way dedicated along Missouri Highway No. 92 in accordance with the County's Major Street Plan.

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 (PORTER FARMS), 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 all 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: _____

Bob W. Stevens, MO Land Surveyor No. LS-2088
Logan & Associates, Professional Land Surveyors LS 3520

LEGAL DESCRIPTION:

A tract of land located in the Southwest Quarter of Fractional Section 27, Township 53 North of the Baseline, Range 33 West of the Fifth Principal Meridian, all in Clay County, Missouri and being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Fractional Section 27;
thence South 89°29'22" East along the North line of said Southwest Quarter, a distance of 726.00 feet to the Point of Beginning;
thence continuing South 89°29'22" East along said North line, a distance of 1416.50 feet to the Northeast corner of the Southwest Quarter of said Fractional Section 27;
thence South 00°00'02" West along the East line of said Southwest Quarter, a distance of 2298.32 feet to a point on the Northerly right-of-way line of Missouri Highway No. 92 (as now established);
thence North 72°06'24" West along said Northerly right-of-way line, a distance of 1466.79 feet;
thence North 00°38'02" West, a distance of 1860.38 feet to the Point of Beginning

The above described tract of land contains, 67.07 acres, more or less and is subject to all easements, restrictions and reservations, recorded or unrecorded, if any.

THIS PLAT PREPARED FOR:
WALTER PORTER
1019 NORTHWEST 92 HIGHWAY
SMITHVILLE, MO 64089

FINAL PLAT OF:
PORTER FARMS
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: 99-1192
DRAWING NAME: 99-1192.DWG
Scale: 1"=200'
Drawn By: KMR Date: 1/26/00
Check By: Date: 1/26/00
Sheet No. 1 OF 1

Style Case
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