Clay County, Missouri
Land Survey Document

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CLAY COUNTY RECORDER OF DEEDS
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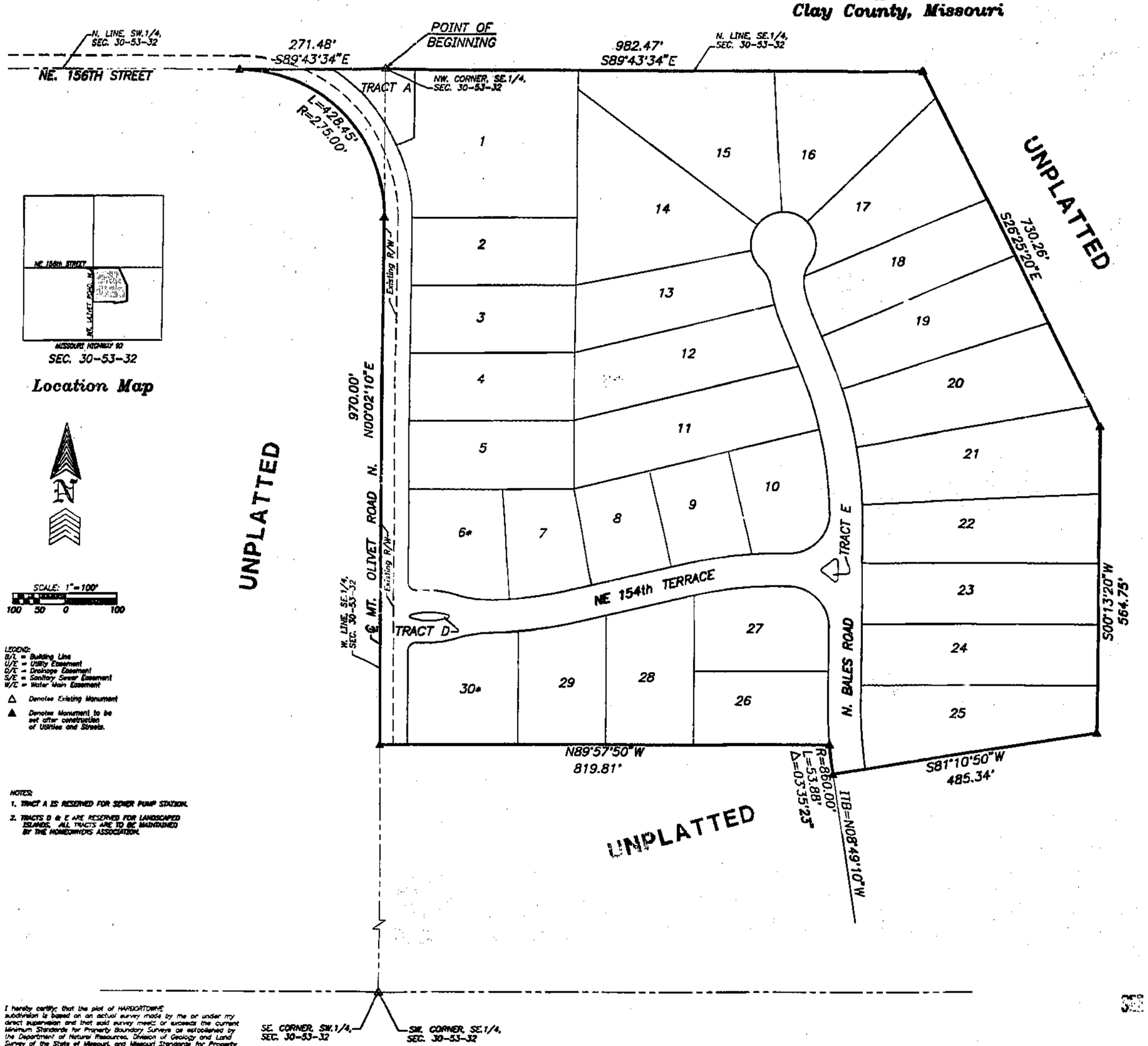
Book E 146
Deputy

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ◊ LAND PLANNING ◊ CIVIL ENGINEERING
201 NW 72ND STREET ◊ GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 436-0767

HARBORTOWNE

FINAL PLAT
Clay County, Missouri



LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement

△ Denotes Existing Monument

▲ Denotes Monument to be set after construction of Utilities and Streets.

NOTES:
1. TRACT A IS RESERVED FOR SEWER PUMP STATION.
2. TRACTS D & E ARE RESERVED FOR LANDSCAPED ISLANDS. ALL TRACTS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

I hereby certify that the plat of HARBORTOWNE 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: 5-30-00 SAM A. AYLETT, LS-2074

SE. CORNER, SW.1/4, SEC. 30-53-32

SW. CORNER, SE.1/4, SEC. 30-53-32

JOB NUMBER
35540

35540FPA .DWG

LEGAL DESCRIPTION

All that part of the South Half of Section 30, Township 53, Range 32, in Clay County, Missouri described as follows: Beginning at the Northwest corner of the Southeast Quarter of said Section 30; thence South 88 degrees 43 minutes 34 seconds East, along the North line of the Southeast Quarter of said Section 30, a distance of 982.47 feet; thence South 26 degrees 25 minutes 20 seconds East, a distance of 730.26 feet; thence South 00 degrees 13 minutes 20 seconds West, a distance of 564.75 feet; thence South 81 degrees 10 minutes 50 seconds West, a distance of 485.34 feet; thence Northerly along a curve to the right having an initial tangent bearing of North 08 degrees 49 minutes 10 seconds West, and a radius of 80.00 feet, an arc distance of 53.88 feet; thence North 88 degrees 57 minutes 50 seconds West, a distance of 819.81 feet to a point on the West line of the Southeast Quarter of said Section 30; thence North 00 degrees 02 minutes 10 seconds East, along the West line of the Southeast Quarter of said Section 30, a distance of 970.00 feet; thence Northeasterly along a curve to the left having tangent to the last described course and having a radius of 275.00 feet, an arc distance of 428.45 feet to a point on the North line of the Southeast Quarter of said Section 30; thence South 88 degrees 43 minutes 34 seconds East, along the North line of the Southeast Quarter of said Section 30, a distance of 271.48 feet to the Point of Beginning. Said tract of land contains 35.39 acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described herein have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "HARBORTOWNE".

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 these upon, over, under and along the strips of land designated utility easement (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, placed, or maintained (except chainlink fences, power poles, poles, pipes, shrubs and ground) and 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 necessary in exercising the rights granted by the easement.

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.

NOTE: Sidewalks shall be constructed on both sides of NE 154th Terrace and N Bales Avenue.

NOTE: No fences, trees, plantings or other visual obstructions greater than 30 inches in height above the adjacent street pavement shall be permitted on Tracts D and E without the approval of the County Highway Administrator.

NOTE: Separate sanitary sewer easements only have been granted to the City of Smithville.

* NOTE: There shall be no direct vehicular access to N. Mt. Olivet Road from Lot 6 and Lot 30.

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 3rd day of May, 2000.

CRAIG PORTER DEVELOPMENT, L.L.C.

Craig A. Porter, Manager

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

On this 7th day of June, 2000, 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 acknowledges 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: JOHN R. KOST, Notary Public - State of Missouri, Commissioned in Clay County, My Commission Expires Dec. 20, 2000

NOTARY PUBLIC

This plat of HARBORTOWNE has been submitted to and approved by the Clay County Planning Commission this 7th day of December 1999.

COUNSELOR CHAIRMAN DIRECTOR

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this 7th day of April, 2000.

ATTEST: County Clerk

Presiding Commissioner
Western District Commissioner
Eastern District Commissioner

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

This is to certify that this instrument was filed for record in the Recorder Of Deeds Office on the _____ day of _____, 2000. In Cabinet _____ Sleeve _____ at _____ PM/AM O'Clock.

DEPUTY RECORDER OF DEEDS

SEE BOOK and PAGE 554

Prepared For:
PORTER DEVELOPMENT, L.L.C.
P.O.BOX 136
KEARNEY, MISSOURI 64060
DATE: 5-30-00

PC-E
7/24/00 CP