Clay County, Missouri
Land Survey Document

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FINAL PLAT OF

HILLS OF SHANNON – FIFTH PLAT

A SUBDIVISION IN THE S 1/2, SECTION 35, T.53N, R.33W
CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI
SEPTEMBER 1999

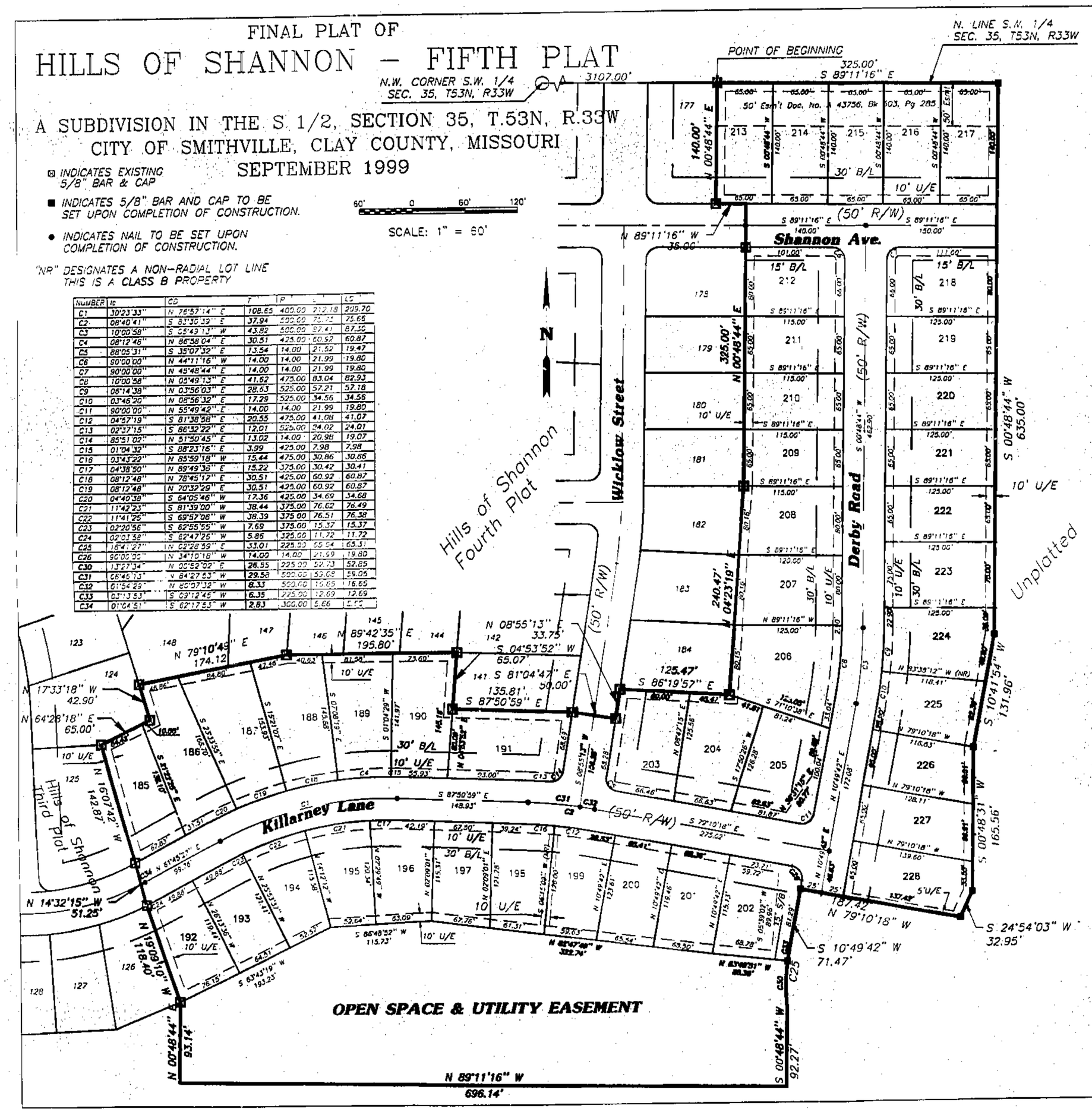
⊙ INDICATES EXISTING 5/8" BAR & CAP

■ INDICATES 5/8" BAR AND CAP TO BE SET UPON COMPLETION OF CONSTRUCTION.

● INDICATES NAIL TO BE SET UPON COMPLETION OF CONSTRUCTION.

"NR" DESIGNATES A NON-RADIAL LOT LINE
THIS IS A CLASS B PROPERTY

SCALE: 1" = 60'



NUMBER	ID	CD	T	R	L	LC
C1	30°23'33"	N 76°57'14" E	108.65	400.00	212.18	209.70
C2	08°40'41"	S 83°35'39" E	37.94	500.00	75.73	75.66
C3	10°00'58"	S 05°49'13" W	43.82	500.00	87.41	87.30
C4	08°12'48"	N 86°58'04" E	30.51	425.00	60.92	60.87
C5	88°05'31"	S 35°07'32" E	13.54	14.00	21.52	19.47
C6	90°00'00"	N 44°11'16" W	14.00	14.00	21.99	19.80
C7	90°00'00"	N 45°48'44" E	14.00	14.00	21.99	19.80
C8	10°00'58"	N 05°49'13" E	41.62	475.00	83.04	82.93
C9	06°14'39"	N 03°56'03" E	28.63	525.00	57.21	57.18
C10	03°46'20"	N 08°56'32" E	17.29	525.00	34.56	34.55
C11	90°00'00"	N 55°49'42" E	14.00	14.00	21.99	19.80
C12	04°57'19"	S 81°38'38" E	20.55	475.00	41.08	41.07
C13	02°37'15"	S 86°39'22" E	12.01	525.00	24.02	24.01
C14	85°51'02"	N 51°50'45" E	13.02	14.00	20.98	19.07
C15	01°04'32"	S 88°23'16" E	3.99	425.00	7.98	7.98
C16	03°43'22"	N 85°59'18" W	15.44	475.00	30.86	30.85
C17	04°38'50"	N 89°49'36" E	15.22	375.00	30.42	30.41
C18	08°12'48"	N 78°43'12" E	30.51	425.00	60.92	60.87
C19	08°12'48"	N 70°30'23" E	30.51	425.00	60.92	60.87
C20	04°40'38"	S 64°05'46" W	17.36	425.00	34.69	34.68
C21	11°42'23"	S 81°39'00" W	38.44	375.00	76.62	76.49
C22	11°41'25"	S 69°57'06" W	38.39	375.00	76.51	76.38
C23	02°20'56"	S 62°55'55" W	7.69	375.00	15.37	15.37
C24	02°01'58"	S 62°47'26" W	5.86	325.00	11.72	11.72
C25	1°54'27"	N 02°22'52" E	33.01	225.00	66.54	65.51
C26	90°00'00"	N 34°10'18" W	14.00	14.00	21.99	19.80
C30	13°27'34"	N 00°52'02" E	26.55	225.00	52.83	52.85
C31	65°45'13"	N 84°27'53" W	29.53	500.00	53.08	53.05
C32	01°54'23"	N 80°07'32" W	8.33	500.00	16.65	16.65
C33	03°13'53"	S 09°12'45" W	6.35	225.00	12.69	12.69
C34	01°04'51"	S 62°17'53" W	2.83	300.00	5.66	5.66

LEGAL DESCRIPTION
A SUBDIVISION IN THE S 1/2 OF SECTION 35, T-53N, R-33W, SMITHVILLE, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE SOUTHWEST QUARTER SECTION 35 ;THENCE S 89°11'16" E ALONG THE NORTH LINE OF THE SOUTH HALF OF SECTION 35 A DISTANCE OF 3107.00 FEET TO THE NORTHEAST CORNER OF HILLS OF SHANNON – FOURTH PLAT, A SUBDIVISION OF RECORD, BEING THE POINT OF BEGINNING; THENCE S 89°11'16" E DISTANCE OF 325.00'; THENCE S 00°48'44" W A DISTANCE OF 635.00'; THENCE S 10° 41'54" W A DISTANCE OF 131.96'; THENCE S 00°48'31" W A DISTANCE OF 165.56' ; THENCE S 24°54'03" W A DISTANCE OF 32.95'; THENCE N 79°10'18" W A DISTANCE OF 187.42'; THENCE S 10°49'42" W A DISTANCE OF 71.47' TANGENT TO A CURVE; THENCE ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°41'27" AN ARC DISTANCE OF 65.54' A CHORD BEARING OF S 02°28'59" W; THENCE S 00°48'44" W A DISTANCE OF 92.27' ; THENCE N 89°11'16" W A DISTANCE OF 696.14' TO THE SOUTHEAST CORNER OF HILLS OF SHANNON – 3RD PLAT, A SUBDIVISON OF RECORD; THENCE N 00°48'44" E A DISTANCE OF 93.14' ; THENCE N 19°09'10" W A DISTANCE OF 118.40'; THENCE N 14°32'15" W A DISTANCE OF 51.25'; THENCE N 16°07'42" W A DISTANCE OF 142.87'; THENCE N 64°28'18" E A DISTANCE OF 65.00'; THENCE N 17°33'18" W A DISTANCE OF 42.90' TO THE SOUTHWEST CORNER OF HILLS OF SHANNON – FOURTH PLAT; THENCE N 79°10'49" E A DISTANCE OF 174.12'; THENCE N 89°42'35" E A DISTANCE OF 195.80'; THENCE S 04°53'52" W A DISTANCE OF 65.07' ; THENCE S 87°50'59" E A DISTANCE OF 135.81'; THENCE S 81°04'47" E A DISTANCE OF 50.00'; THENCE N 08°55'13" E A DISTANCE OF 33.75'; THENCE S 86°19'57" E A DISTANCE OF 125.47'; THENCE N 04°23'19" E A DISTANCE OF 240.47'; THENCE N 00°48'44" E A DISTANCE OF 325.00'; THENCE N 89°11'16" W A DISTANCE OF 35.00'; THENCE N 00°48'44" E A DISTANCE OF 140.00' TO THE POINT OF BEGINNING
CONTAINING 604330.9098 SQUARE FEET OR 13.8735 ACRES MORE OR LESS.

EASEMENTS
EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, AS UTILITY EASEMENT RIGHT-OF-WAY WHICH ARE SHOWN AS LYING BETWEEN THE DASHED LINES IN WIDTH INDICATED AND AS SET FORTH ON THIS PLAT UNLESS OTHERWISE NOTED, AND SIDE EASEMENTS MAY BE EMPLOYED FOR THE PURPOSE OF INSTALLING, REPAIRING AND MAINTAINING SANITARY SEWERS, STORM SEWERS, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, AND ALL OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW AND HEREAFTER USED BY THE PUBLIC OVER, UNDER AND ALONG THE STRIPS MARKED "U.E.".

STREETS
STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO AND FOR PUBLIC USE ARE HEREBY DEDICATED.

STATE OF Kansas)
COUNTY OF Johnson) S.S.

KNOW ALL MEN, BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE PROPERTY AS ABOVE SET FORTH IN THE LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, EASEMENTS, LANES, DRIVES, COURTS, STREETS AND AVENUES, THE SAME TO BE KNOWN AS HILLS OF SHANNON – FIFTH PLAT, AN ADDITION TO THE CITY OF SMITHVILLE, CLAY COUNTY MISSOURI. THE LANES, DRIVES, COURTS, STREETS AND AVENUES ARE HEREBY DEDICATED TO AND FOR THE USE OF PUBLIC, AND EASEMENTS AS INDICATED ON THE ACCOMPANYING PLAT ARE HEREBY GRANTED TO THE PUBLIC FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, AND REPAIRING ALL PUBLIC UTILITIES.

CRITERION COMMUNITIES, L.L.C.
H.K. GILLILAND — GENERAL MANAGER
JAMES L. WASKO — ASST. GENERAL MANAGER

STATE OF Kansas)
COUNTY OF Johnson) S.S.

BE IT REMEMBERED THAT ON THIS 14th DAY OF August, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME H.K. GILLILAND AND JAMES L. WASKO, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE GENERAL MANAGER AND ASSISTANCE GENERAL MANAGER, RESPECTIVELY OF CRITERION COMMUNITIES, L.L.C., AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID COMPANY BY THE AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID H.K. GILLILAND AND JAMES L. WASKO ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL ON THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES [illegible] NOTARY PUBLIC:

THIS PLAT OF HILLS OF SHANNON – FIFTH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION THIS 14th DAY OF DECEMBER, 2000. 1999

CHAIRPERSON

(SEAL)

THIS PLAT OF HILLS OF SHANNON – FIFTH PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF SMITHVILLE, CLAY COUNTY, MISSOURI, THIS 25th DAY OF JANUARY, 2000.

MAYOR
CITY CLERK

(SEAL)

ATTEST:

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2000, IN BOOK _____, PAGE _____.

REGISTER OF DEEDS

Thomas Clemons
Area Surveyors
2800 Robinson Pike Road
Grandview, MO 64030
(816) 941-7557
Fax (816) 941-7599

SURVEYOR'S CERTIFICATE:
I hereby certify that the plat of HILLS OF SHANNON – FIFTH 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, established by the Missouri Board of 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 platting of subdivisions to the best of my professional knowledge and belief.

8-14-00
DATE — SIGNED — THOMAS W. CLEMONS — RLS #1958

RC-E
P3400 CP