Clay County, Missouri
Land Survey Document

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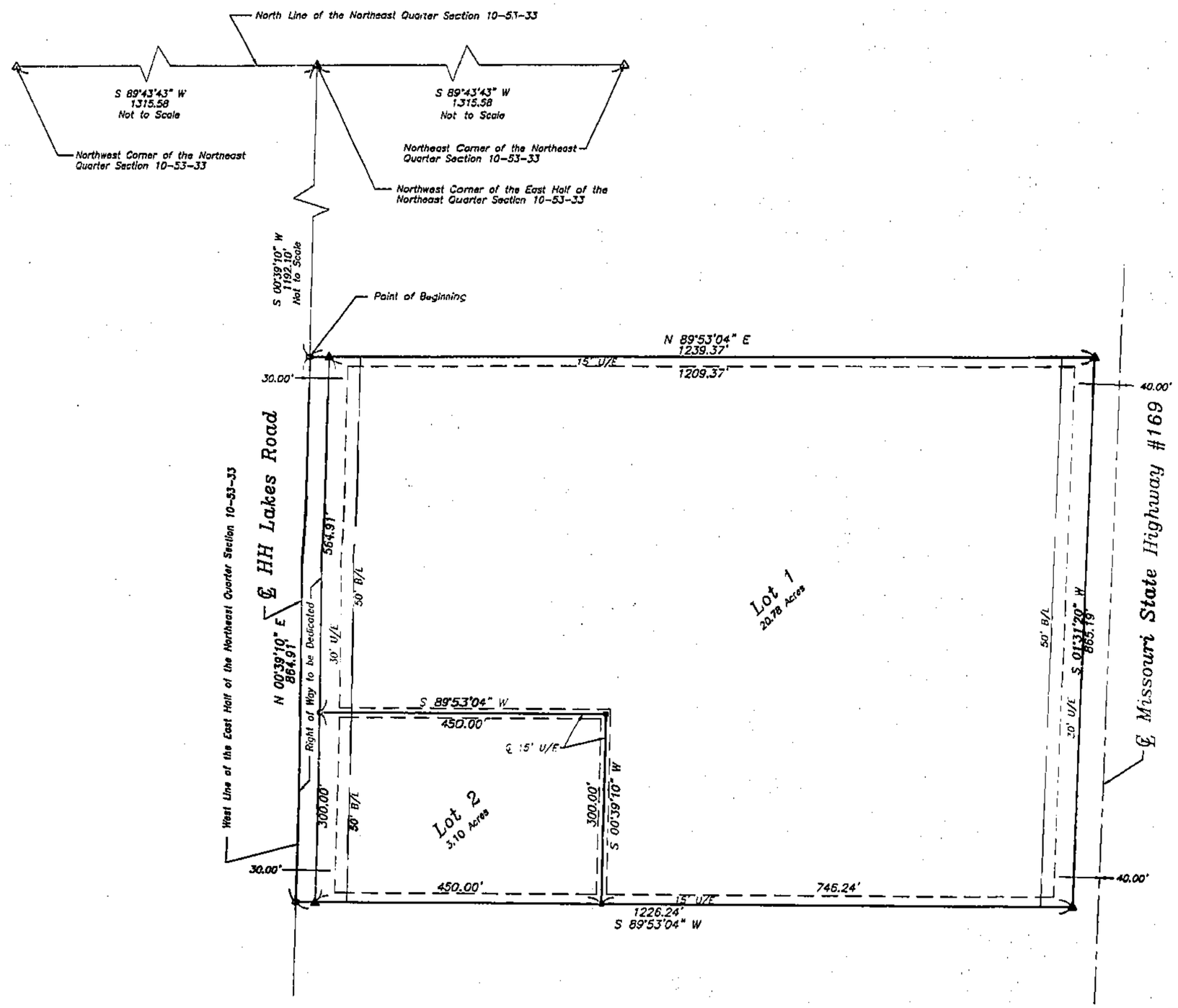
Q 20080 OCT 23 2000

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

CLAY COUNTY
RECORDER OF DEEDS
00 OCT 23 4:11:32
Q E Sleeve 159
by Debra Blair
Deputy

SPRING VALLEY FARMS

FINAL PLAT
City of Smithville, Clay County, Missouri



Legal Description:
All that part of the Northeast Quarter of Section 10, Township 53, Range 33 in the City of Smithville, Clay County, Missouri, described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 10; thence South 89 degrees 43 minutes 43 seconds West, along the North line of the Northeast Quarter of said Section 10, a distance of 1315.58 feet to the Northwest corner of the East Half of the Northeast Quarter of said Section 10; thence South 00 degrees 39 minutes 10 seconds West, along the West line of the East Half of the Northeast Quarter of said Section 10, a distance of 1192.10 feet to the Point of Beginning of the tract of land herein to be described; thence North 89 degrees 53 minutes 04 seconds East, a distance of 1239.37 feet to the Westerly right-of-way line of Missouri State Highway # 169; thence South 01 degree 31 minutes 20 seconds West, along said right-of-way, a distance of 865.19 feet; thence South 89 degrees 53 minutes 04 seconds West, a distance of 1226.24 feet to the West line of the East Half of the Northeast Quarter of said Section 10; thence North 00 degrees 39 minutes 10 seconds East, along the West line of the East Half of the Northeast Quarter of said Section 10, a distance of 864.91 feet to the Point of Beginning. Said tract of land contains 24.84 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 "SPRING VALLEY FARMS".

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: F[illegible] 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 a[illegible] street line.

IN TESTIMONY WHEREOF: The undersigned proprietors have hereunto set their hands this 13th day of October 2000.

Donald S. Colley — Doris L. Colley

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

Be it remembered that in this 13 day of October 2000, before me, a Notary Public in and for said County and State, came Donald S. Colley and Doris L. Colley, Husband and wife to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri on the day and year last written.

MY COMMISSION EXPIRES: 2-5-2002 — Ruth K. Whitney, NOTARY PUBLIC

IN TESTIMONY WHEREOF: The undersigned proprietor have hereunto set their hands this 13th day of October 2000.

Heile M. Reust by Donald S. Colley P.O.A.

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

Be it remembered that in this 13th day of October 2000, before me, a Notary Public in and for said County and State, came Heile M. Reust to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri on the day and year last written.

MY COMMISSION EXPIRES: 2-5-2002 — Ruth K. Whitney, NOTARY PUBLIC

This plat of "SPRING VALLEY FARMS" has been submitted to and approved by the Planning Commission this 7th day of MARCH 2000.

CHAIRMAN — SECRETARY

The dedications shown on this plat have been accepted by the City Commission of the City of Smithville, Missouri, this 21st day of MARCH 2000.

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 _____, 2000. In Cabinet _____, Sleeve _____ at _____ PM/AM O'Clock.

DEPUTY — REGISTER OF DEEDS

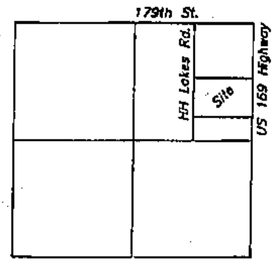
I hereby certify that the plat of SPRING VALLEY FARMS subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of 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: 10-13-00 — DAVID A. AYLETT, LS-2074

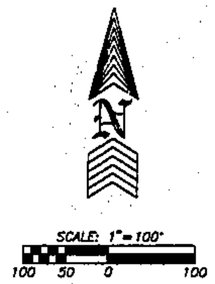
STATE OF MISSOURI — AYLETT NUMBER LS-2074 — REGISTERED LAND SURVEYOR

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.
● Denotes 1/2" Rebars to be Set with Plastic Caps #2074
○ Denotes Existing Bar
✱ Denotes Spindle Spike to be set

JOB NUMBER
36217
36217FPA.DWG(DDV)



SEC. 10-53-33
Location Map



Prepared For:
Don Colley
10710 N. Main
Kansas City, Missouri, 64155

Date 9/13/00

R.E.
10/23/00 cp