Clay County, Missouri
Land Survey Document

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

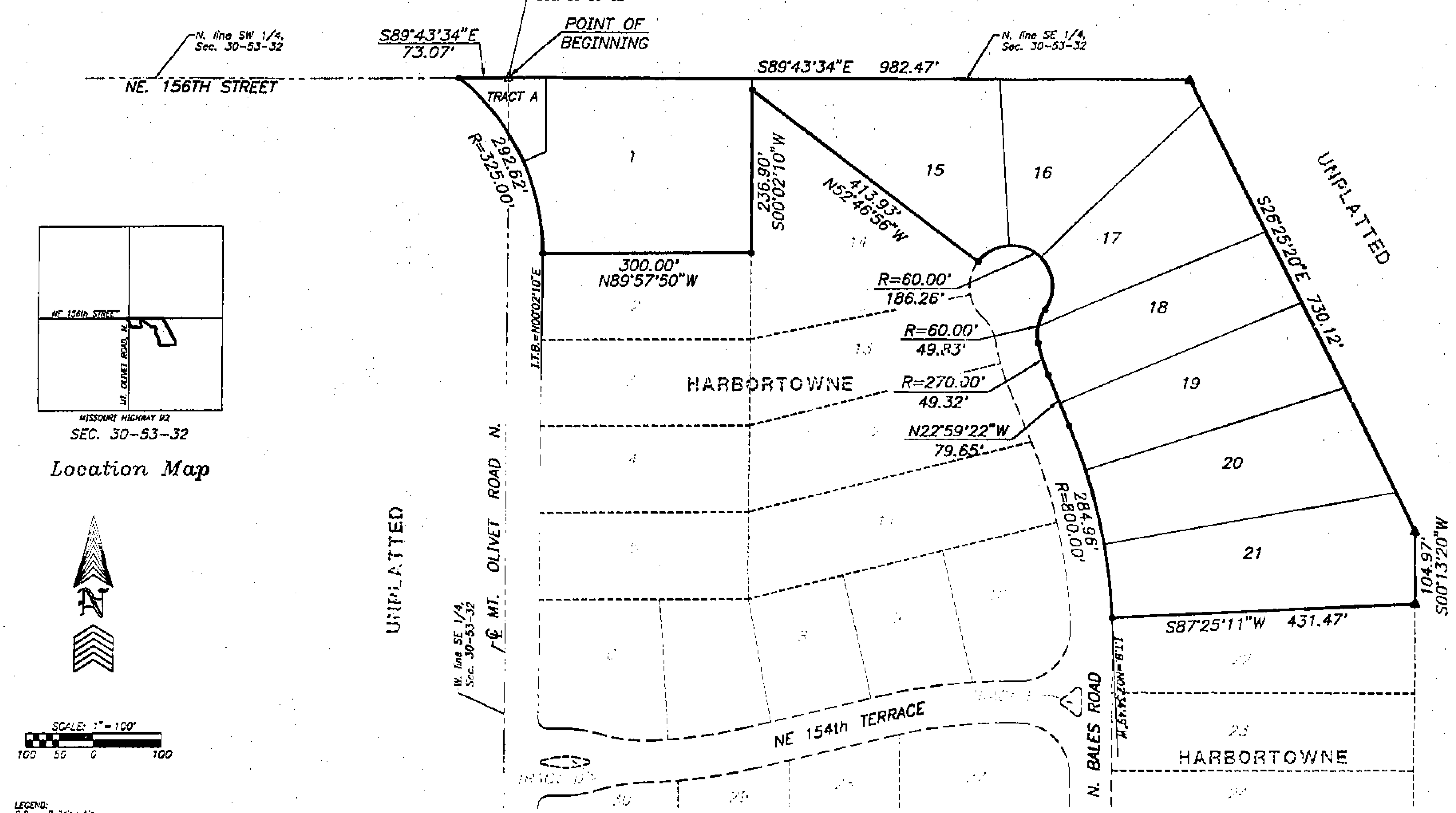
STATE OF MO
CLAY COUNTY
I CERTIFY INSTR. REC'D
01 FEB 13 P 2:56
CAB E Sleeve
ROBERT T. SEVIER
RECORDER OF DEEDS
By [illegible] Deputy

FEB 13 2001 Q 33005

REPLAT OF HARBORTOWNE

(TRACT A, LOT 1, LOTS 15 THRU 21, INCLUSIVE)
FINAL PLAT
Clay County, Missouri

Sheet 1 of 2



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 Fnd. with Plastic Caps #2074

NOTES:
1. TRACT A IS RESERVED FOR SEWER PUMP STATION.

I hereby certify that the plat of REPLAT OF HARBORTOWNE (TRACT A, LOT 1, LOTS 15 THRU 21, INCLUSIVE) 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: 1-25-01 ____________________
SAM A. AYLETT, LS-2074

LEGAL DESCRIPTION:

A replat of Tract A, Lot 1 and Lots 15 through 21, inclusive, all in HARBORTOWNE, a subdivision of land in 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 89 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 730.12 feet; thence South 00 degrees 13 minutes 20 seconds West, along the East line of Lot 21, said HARBORTOWNE, a distance of 104.97 feet to the Southeast corner of said Lot 21; thence South 87 degrees 25 minutes 11 seconds West, along the South line of said Lot 21, a distance of 431.47 feet to a point on the Easterly right-of-way line of N. Bales Road, as now established; thence Northerly along a curve to the left having an initial tangent bearing of North 02 degrees 34 minutes 49 seconds West and a radius of 800.00 feet, an arc distance of 284.96 feet; thence North 22 degrees 59 minutes 22 seconds West, along said Easterly right-of-way line, a distance of 79.65 feet; thence Northerly along said Easterly right-of-way line, on a curve to the right tangent to the last described course and having a radius of 270.00 feet, an arc distance of 49.32 feet; thence Northerly, along said Easterly right-of-way line, on a curve to the right having a common tangent with the last described course and a radius of 60.00 feet, an arc distance of 49.83 feet; thence Northerly, along said Easterly right-of-way line, on a curve to the left having a common tangent with the last described course and a radius of 60.00 feet, an arc distance of 186.26 feet to the Southwesterly corner of Lot 15, said HARBORTOWNE; thence North 52 degrees 46 minutes 56 seconds West, along the Southwesterly line of said Lot 15, a distance of 413.93 feet to a point on the East line of Lot 1, said HARBORTOWNE; thence South 00 degrees 02 minutes 10 seconds West, along the East line of said Lot 1, a distance of 236.90 feet to the Southeast corner of said Lot 1; thence North 89 degrees 57 minutes 50 seconds West, along the South line of said Lot 1, a distance of 300.00 feet to a point on the East right-of-way line of N. Mt. Olivet Road, as now established; thence Northwesterly, along said East right-of-way line, on a curve to the left, having an initial tangent bearing of North 00 degrees 02 minutes 10 seconds East and a radius of 325.00 feet, an arc distance of 292.62 feet to a point on the North line of the Southeast Quarter of said Section 30; thence South 89 degrees 43 minutes 34 seconds East, along the North line of the Southeast Quarter of said Section 30, a distance of 73.07 feet to the Point of Beginning. Said tract of land contains 10.01 acres, more or less.

DEDICATION: The undersigned proprietors 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 shall hereafter be known as "REPLAT OF HARBORTOWNE (TRACT A, LOT 1, LOTS 15 THRU 21, INCLUSIVE)".

EASEMENTS: An easement or license is hereby granted to Clay County, Missouri, for the purposes 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 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 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 necessary in exercising the rights granted by the easement.

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.

The plat of REPLAT OF HARBORTOWNE (TRACT A, LOT 1, LOTS 15 THRU 21, INCLUSIVE) has been submitted to and approved by the Clay County Planning Commission this 9th day of January, 2001.

COUNSELOR ____________________ CHAIRMAN ____________________ DIRECTOR

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this 16th day of January, 2001.

County Clerk, by ___, DC ____________________ Presiding Commissioner ____________________ Western District Commissioner ____________________ Eastern District Commissioner

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

This is to certify that this instrument was filed for record in the Recorder Of Deeds Office on the ______ day of ____________, 2001. In Cabinet ________, Sleeve ________ at ________ PM/AM O'Clock.

____________________ DEPUTY ____________________ RECORDER OF DEEDS

JOB NUMBER
35540
35540FPHE.DWG

IN TESTIMONY WHEREOF: CRAIG PORTER DEVELOPMENT, L.L.C., a Missouri Limited Liability Corporation, owner of Lots 1 and 20, has by the authority of its Board of Directors caused this instrument to be executed by its Manager this 25th day of January, 2001.

CRAIG PORTER DEVELOPMENT, L.L.C.
Craig A. Porter, Manager

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

On this 25th day of January, 2001, 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 acknowledged 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: October 11, 2004 — Angela M. Robbins, NOTARY PUBLIC

ANGELA M. ROBBINS
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 10-11-04

IN TESTIMONY WHEREOF: HEDRICK CONSTRUCTION CO., L.L.C., a Missouri Limited Liability Company, owner of Lots 18 and 19, has caused this instrument to be executed by its Manager this 25th day of January, 2001.

HEDRICK CONSTRUCTION CO., L.L.C.
James Hedrick, Manager

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

On this 25th day of January, 2001, before me appeared James Hedrick to me personally known who being by me duly sworn did say that he is Manager of HEDRICK CONSTRUCTION CO., L.L.C. and that said instrument was signed in behalf of said company and said James Hedrick acknowledged said instrument to be the free act and deed of said company.

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

My Commission Expires: October 11, 2004 — Angela M. Robbins, NOTARY PUBLIC

ANGELA M. ROBBINS
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires October 11, 2004

IN TESTIMONY WHEREOF: Robert W. Rooney, owner of Lot 17, has subscribed his name this 25th day of January, 2001.

Robert W. Rooney

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

On this 25th day of January, in the year 2001, before me a Notary Public in and for said State, personally appeared Robert W. Rooney, who executed the within instrument and acknowledged to me that he executed the same for the purposes therein stated.

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

My Commission Expires: October 11, 2004 — Angela M. Robbins, NOTARY PUBLIC

ANGELA M. ROBBINS
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 10-11-2004

IN TESTIMONY WHEREOF: Robert J. Arnot and Christie L. Arnot, husband and wife, owners of Lot 21, have subscribed their names this 2nd day of February, 2001.

Robert J. Arnot — Christie L. Arnot

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

On this 2nd day of February, 2001, before me a Notary Public in and for said State, personally appeared Robert J. Arnot and Christie L. Arnot, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

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

My Commission Expires: October 11, 2004 — Angela M. Robbins, NOTARY PUBLIC

ANGELA M. ROBBINS
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 10-11-04

IN TESTIMONY WHEREOF: MICHAEL JOHNSON CONSTRUCTION, L.L.C., a Missouri Limited Liability Company, owner of Lot 15, has caused this instrument to be executed by its Manager this 25th day of January, 2001.

MICHAEL JOHNSON CONSTRUCTION, L.L.C.
Michael Johnson, Manager

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

On this 25th day of January, 2001, before me appeared Michael Johnson to me personally known who being by me duly sworn did say that he is Manager of MICHAEL JOHNSON CONSTRUCTION, L.L.C. and that said instrument was signed in behalf of said company and said Michael Johnson acknowledged said instrument to be the free act and deed of said company.

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

My Commission Expires: October 11, 2004 — Angela M. Robbins, NOTARY PUBLIC

ANGELA M. ROBBINS
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 10-11-2004

IN TESTIMONY WHEREOF: Duane R. Cilke and Marilyn L. Cilke, husband and wife, owners of Lot 16, have subscribed their names this 1st day of February, 2001.

Duane R. Cilke — Marilyn L. Cilke

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

On this 1st day of February, 2001, before me a Notary Public in and for said State, personally appeared Duane R. Cilke and Marilyn L. Cilke, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

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

My Commission Expires: October 11, 2004 — Angela M. Robbins, NOTARY PUBLIC

ANGELA M. ROBBINS
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 10-11-04

Prepared For:
PORTER DEVELOPMENT, L.L.C.
P.O.BOX 136
KEARNEY, MISSOURI 64060
DATE: 1-25-01

PC-E 3/7/01 CP

http://www.ClayCoGov.com