Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

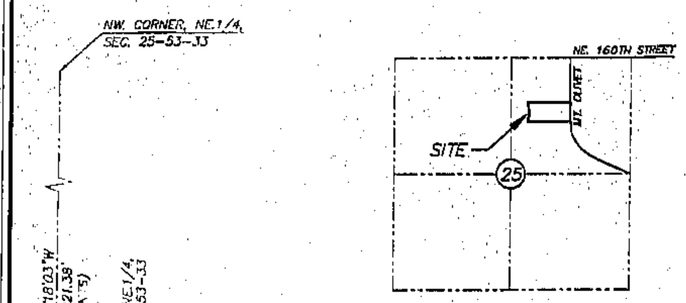
Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ◊ LAND PLANNING ◊ CIVIL ENGINEERING
201 NW 72ND STREET ◊ GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 436-0767

CLAY COUNTY
RECORDER OF DEEDS
01 AUG 10 P 2:57
Calc E Check K4
Deputy

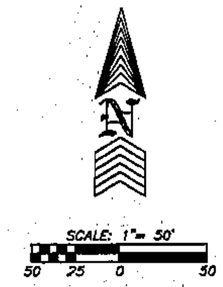
Q63575
AUG 10 2001

BOWERS ADDITION

A SUBDIVISION IN SMITHVILLE
Clay County, Missouri



Location Map



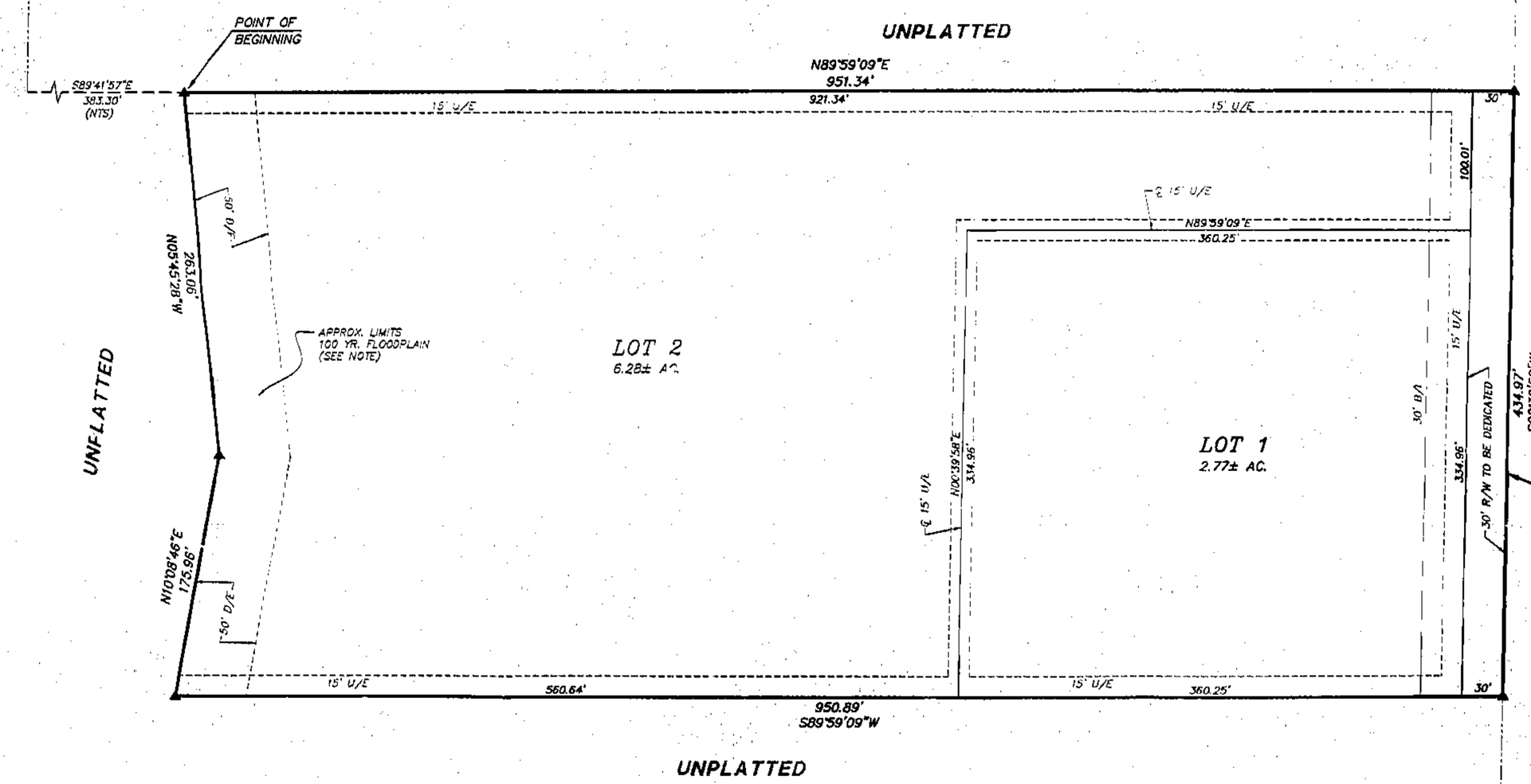
LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement

△ 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



LEGAL DESCRIPTION

All that part of the Northeast Quarter of Section 25, Township 53, Range 33, in the City of Smithville, Clay County, Missouri, described as follows: Commencing at the Northwest corner of the Northeast Quarter of said Section 25; thence South 00 degrees 18 minutes 03 seconds West, along the West line of the Northeast Quarter of said Section 25, a distance of 1221.38 feet; thence South 89 degrees 41 minutes 57 seconds East, a distance of 383.30 feet to the Point of Beginning of the Tract of land herein to be described; thence North 88 degrees 59 minutes 09 seconds East, a distance of 951.34 feet to the East line of the West Half of the Northeast Quarter of said Section 25; thence South 00 degrees 39 minutes 58 seconds West, along the East line of the West Half of the Northeast Quarter of said Section 25, a distance of 434.97 feet; thence South 89 degrees 59 minutes 09 seconds West, a distance of 950.89 feet; thence North 10 degrees 09 minutes 46 seconds East, a distance of 175.96 feet; thence North 05 degrees 45 minutes 26 seconds West, a distance of 263.06 feet to the Point of Beginning. Said tract of land contains 9.33 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 "BOWERS ADDITION".

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: 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: Jeff Bowers and Jaleen Bowers, husband and wife, have subscribed their names this 27 day of July 2001

Jeff Bowers — Jeff Bowers
Jaleen Bowers — Jaleen Bowers

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

On this 27 day of July 2001, before me a Notary Public in and for said State, Personally appeared Jeff Bowers and Jaleen Bowers, 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: _____
[illegible] WINGER
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires March 11, 2[illegible]

Linda Winger — NOTARY PUBLIC

This plat of "BOWERS ADDITION" has been submitted to and approved by the Planning Commission this 3RD day of July 2001.

CHAIRMAN — SECRETARY

The dedications shown on this plat have been accepted by the City Commission of the City of Smithville, Missouri, this 24 day of July 2001.

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 _____ 2001, in Book _____ Page _____ at _____ PM/AM O'Clock.

DEPUTY — REGISTER OF DEEDS

I hereby certify that the plat of BOWERS ADDITION 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: 7-24-01 — SAM R. AYLETT, LS-2074

STATE OF MISSOURI — SAM R. AYLETT — LICENSED — LS-2074 — REGISTERED LAND SURVEYOR

NOTE:
Flood Plain = 100 Year Floodplain as shown is per FIRM Map #290086-0025-A dated 3-18-80 (Clay County, Missouri).

JOB NUMBER
39028
39028PPA.DWG

Calc. E
7/25/01 DW

Prepared For: Developer & Owner
JEFF & JALEEN BOWERS
15720 MT. OLIVET ROAD
SMITHVILLE, MO 64089

DATE: JULY 24, 2001