Clay County, Missouri
Land Survey Document

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JAN 7 2002

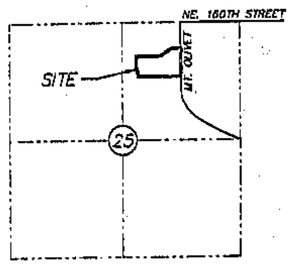
090280

STRAWBERRY HILL FIRST PLAT

A SUBDIVISION IN SMITHVILLE
Clay County, Missouri

02 JAN -7 P 12:09
CAR. F. Slecke
By: Wanda Watson
Deputy

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ◇ LAND PLANNING ◇ CIVIL ENGINEERING
201 NW 72ND STREET ◇ GLADSTONE, MISSOURI 64118
Phone: 435-0732 ~ Fax: 435-0767



SEC. 25-53-33

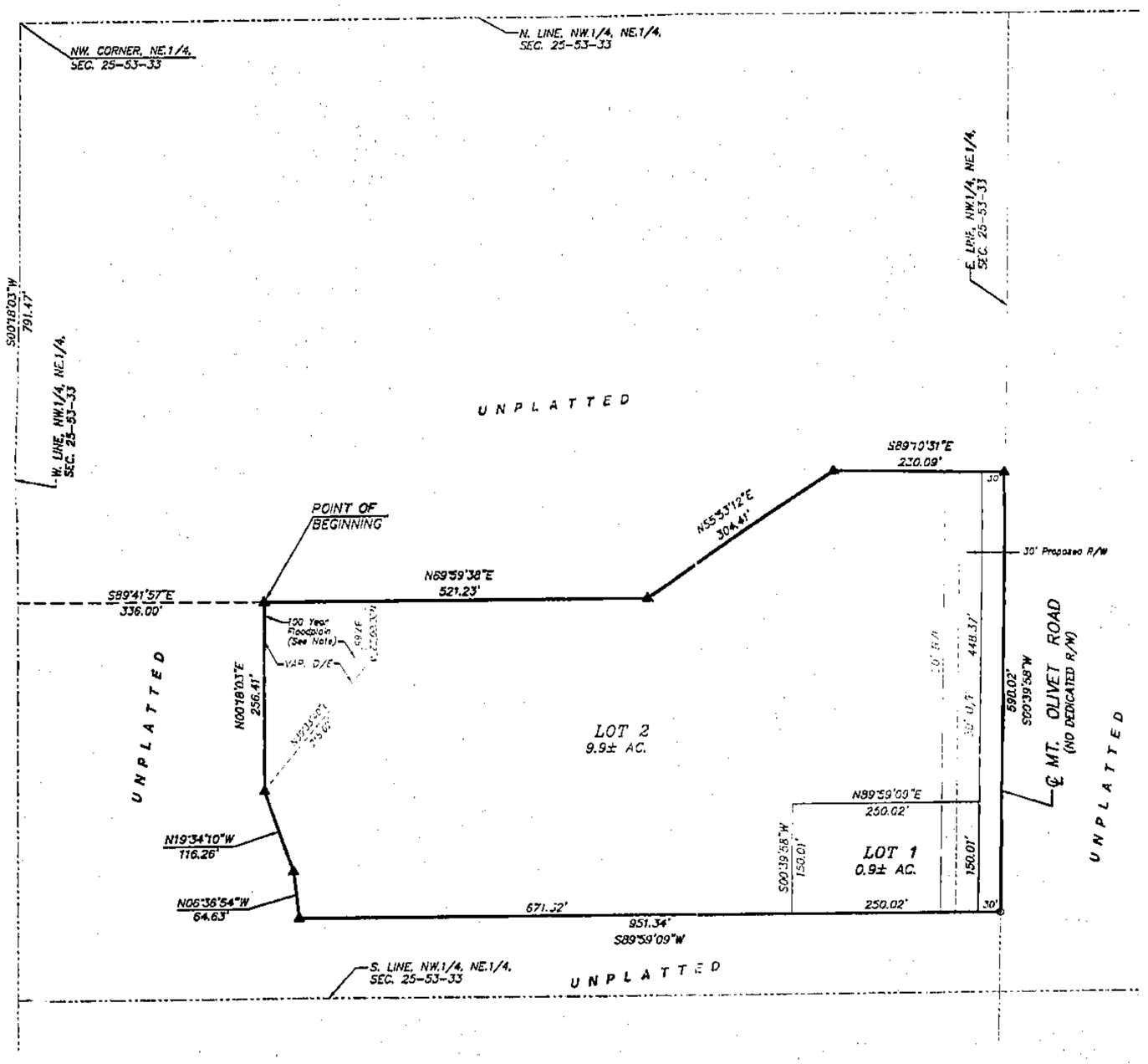
Location Map

SCALE: 1"=100'
100 50 0 100

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

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



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 791.47 feet; thence South 89 degrees 41 minutes 57 seconds East, a distance of 336.00 feet to the Point of Beginning of the tract of land herein to be described; thence North 69 degrees 59 minutes 38 seconds East, a distance of 521.23 feet; thence North 55 degrees 53 minutes 12 seconds East, a distance of 304.41 feet; thence South 89 degrees 19 minutes 31 seconds East, a distance of 230.09 feet to a point on the East line of the Northwest Quarter of the Northeast Quarter of said Section 25; thence South 00 degrees 39 minutes 56 seconds West, along the East line of the Northwest Quarter of the Northeast Quarter of said Section 25, a distance of 580.02 feet; thence South 89 degrees 59 minutes 09 seconds West, a distance of 951.34 feet; thence North 06 degrees 38 minutes 54 seconds West, a distance of 64.63 feet; thence North 19 degrees 34 minutes 10 seconds West, a distance of 116.26 feet; thence North 00 degrees 18 minutes 03 seconds East and parallel to the West line of the Northeast Quarter of said Section 25, a distance of 256.41 feet to the Point of Beginning. Said tract of land contains 11.21 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 "STRAWBERRY HILL FIRST PLAT".

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: Dan Starnes and Robin Starnes, husband and wife, have subscribed their names this 7th day of Dec 2001

Dan Starnes — Dan Starnes
Robin Starnes — Robin Starnes

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

On this 7th day of Dec 2001, before me a Notary Public in and for said State, Personally appeared Dan Starnes and Robin Starnes, husband and wife, who executed the within instrument and acknowleged to me that they executed the same for the purpose 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: 11-11-2001

NOTARY PUBLIC
Printed Name: [illegible]
Clay County, Missouri
My Commission Expires: [illegible]

This plat of "STRAWBERRY HILL FIRST PLAT" has been submitted to and approved by the Planning Commission this 9th day of AUGUST 2001.

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 AUGUST 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 STRAWBERRY HILL FIRST 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 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: 12-26-01 SAM A. AYLETT, LS-2074

STATE OF MISSOURI
AYLETT
NUMBER
LS-2074
REGISTERED LAND SURVEYOR

JOB NUMBER
37904

L7004FPA.DWG

Prepared For: Developer & Owner
DAN STARNES
312 4TH STREET TERRACE
P.O. BOX 841
SMITHVILLE, MISSOURI 64089
DATE: JUNE 25, 2001