Clay County, Missouri
Land Survey Document

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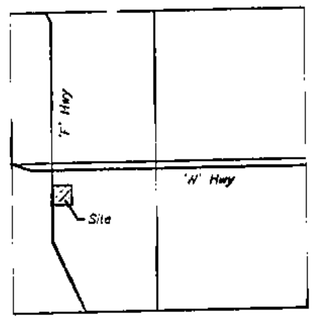
Q94739 FEB 04 2002

CARTER FARMS

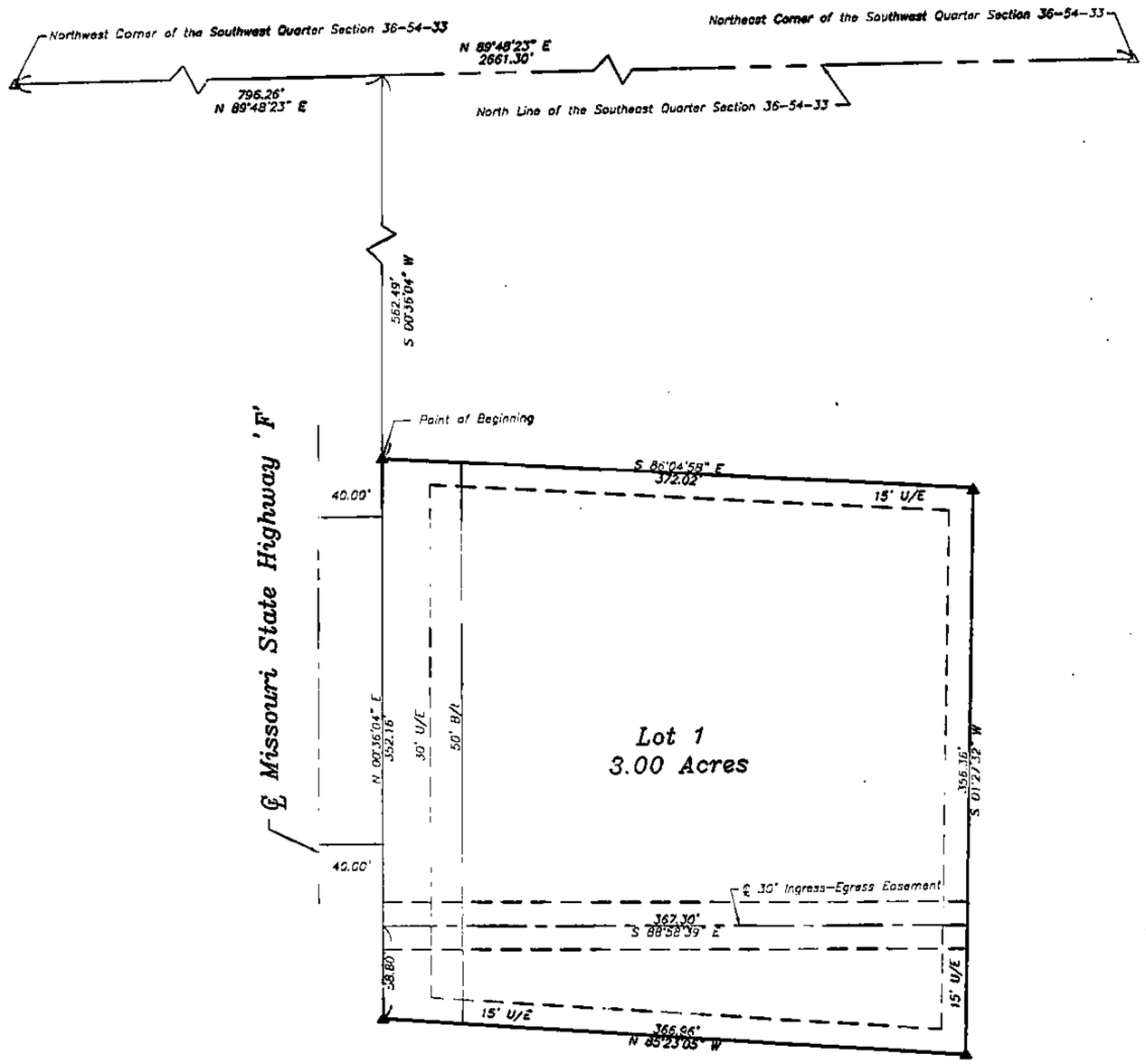
A SUBDIVISION IN SMITHVILLE
Clay County, Missouri

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ◊ LAND PLANNING ◊ CIVIL ENGINEERING
201 NW 72ND STREET ◊ GLADSTONE, MISSOURI 64118
Phone: 436-0? Fax. 436-0767



SEC. 36-54-33

Location Map



SCALE: 1"= 50'
50 25 0 50

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

Notes:

1. Bearing system based on the Missouri State Plane Coordinate System, West Zone.
2. This tract does not lie within the 100 year flood plane per FIRM community panel #290086 0025 A, dated March 18, 1980.

I hereby certify that the plat of CARTER 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.

DATED: 1-17-2002 SAM A. AYLETT, LS-2074

STATE OF MISSOURI
SAM A. AYLETT
NUMBER
LS-2074
PROFESSIONAL LAND SURVEYOR

JOB NUMBER
39324

39324FPA.DWG(DCV)

Cal. F
3/6/02 DH

LEGAL DESCRIPTION:

All that part of the Southwest Quarter of Section 36, Township 54, Range 33, Smithville, Clay County, Missouri, described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 36; thence North 89 degrees 48 minutes 23 seconds East along the North line of the Southwest Quarter of said Section 36, a distance of 796.26 feet; thence South 00 degrees 36 minutes 04 seconds West, a distance of 562.45 feet to the Point of Beginning of the tract of land herein to be described, said point also being on the Easterly right-of-way line of Missouri State Highway "F"; thence South 86 degrees 04 minutes 58 seconds East, a distance of 372.02 feet; thence South 01 degrees 27 minutes 12 seconds West, a distance of 356.36 feet; thence North 85 degrees 23 minutes 05 seconds West, a distance of 366.96 feet to the Easterly right-of-way line of said Missouri State Highway "F"; thence North 00 degrees 36 minutes 04 seconds East along said right-of-way, a distance of 352.16 feet to the Point of Beginning. Said tract contains 3.0 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 "CARTER FARMS".

EASEMENTS: An easement or licenses 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: Carter Farms, Inc., a Missouri Corporation, has by the authority of its Board of Directors caused this instrument to be executed by its President and its corporate seal to be hereto affixed by its Secretary this 17 day of January, 2002.

Carter Farms, Inc.

Aubrey C. Richardson, President

Jennifer Plackemeier, Secretary

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

Be it remembered that on this 17th day of JANUARY, 2002 before me the undersigned Notary Public in and for the County and State above mentioned, came Aubrey E. Richardson and Jennifer Plackemeier, President and Secretary of Carter Farms Inc., a Missouri Corporation, who are personally known to me and duly sworn did say that they executed this instrument as the free act and deed of said Carter Farms, Inc. and was signed and attested and the corporate seal affixed by its authority, in testimony whereof, I have set my hand and seal on the date last above written.

IN TESTIMONY 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

ANN E. BOWMAN
Notary Public - Notary Seal
State of Missouri
County of Clay
My Commission Expires Nov 3, 2003

NOTARY PUBLIC

This plat of "CARTER FARMS" has been submitted to and approved by the Planning Commission this 3RD day of JANUARY, 2002.

CHAIRMAN

SECRETARY

The dedications shown on this plat have been accepted by the City Commission of the City of Smithville, Missouri, this 15th day of January, 2002.

MAYOR

CITY CLERK

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

This is to certify that this instrument was filed for record in the Register Of Deeds Office on the ____ day of _____ 2002. In Book ____ Page ____ at ____ PM/AM O'Clock.

DEPUTY

REGISTER OF DEEDS

Prepared For: Developer & Owner
Carter Farms, Inc.
P.O. BOX 412005
Kansas City, Missouri 64141
DATE: January 17, 2002