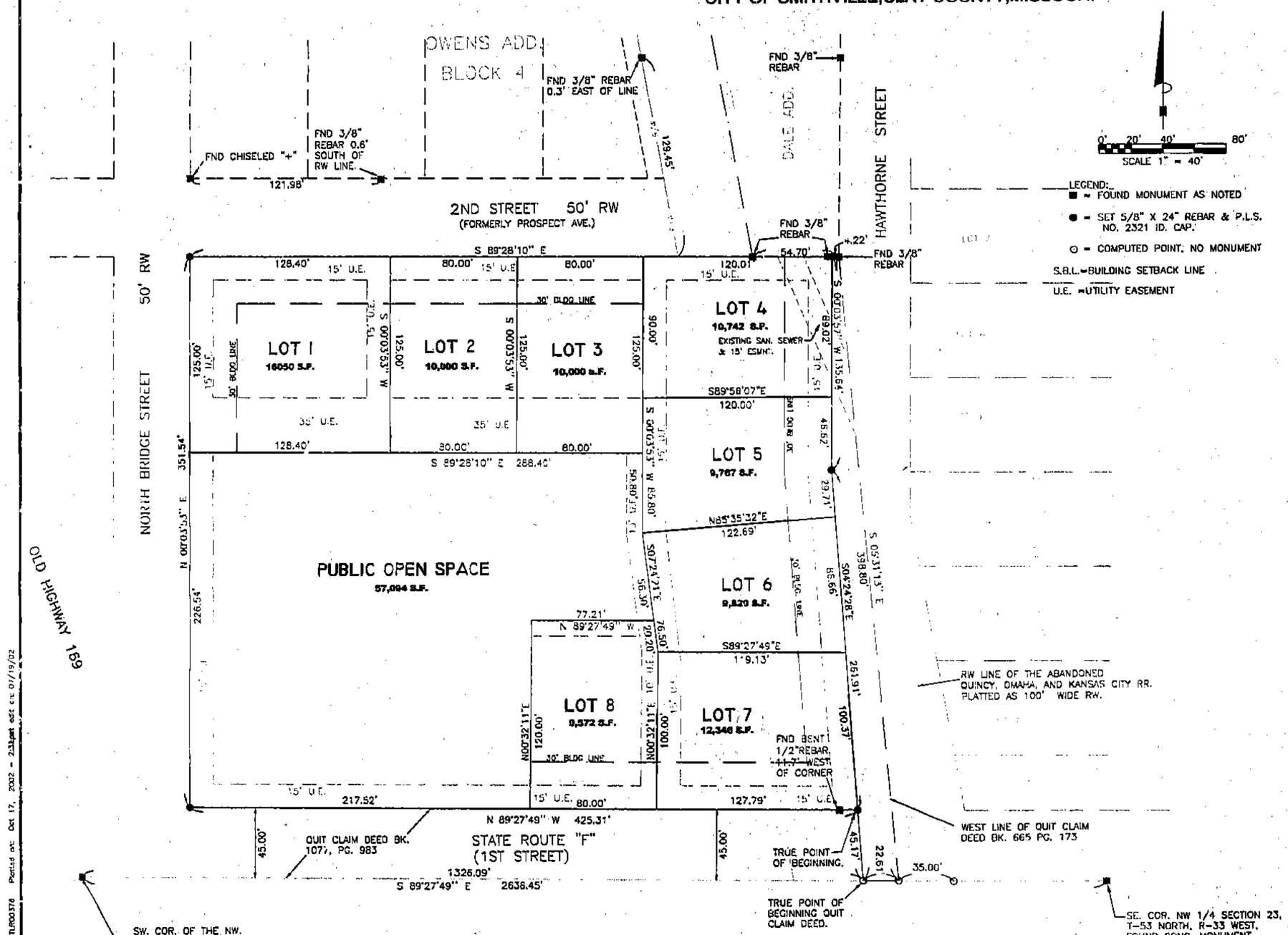
Clay County, Missouri
Land Survey Document

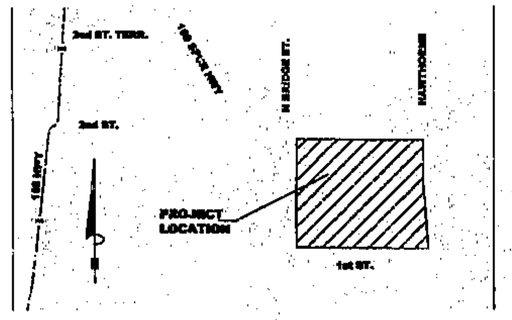
FINAL PLAT R58711 DEC 3 1 2002

HAWTHORNE COURT

A MAJOR SUBDIVISION
IN NW 1/4 SEC. 23, T54N,R33W
CITY OF SMITHVILLE,CLAY COUNTY,MISSOURI

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
02 DEC 31 A 11:28 P
BOOK 6 PAGE 51
ROBERT T. SEVIER
RECORDER OF DEEDS
By Mindy
Mikeale Deputy





VICINITY MAP
NOT TO SCALE

NOTE: 5/8"X24" REBAR & L.S. 1959 CAP TO BE SET AT ALL LOT CORNERS AFTER SITE GRADING IS COMPLETED.

ALL UTILITY EASEMENTS ADJOINING STREET R/W ARE 15' WIDE UNLESS NOTED OTHERWISE.

THIS PROPERTY FALLS WITHIN ZONE X FLOOD HAZARD AREA ACCORDING TO FEMA COMMUNITY PANEL NUMBER 295271 0005 C REVISED NOV. 4, 1992. APPROXIMATELY THE SOUTHERLY 90 FEET OF THIS PROPERTY FALLS WITHIN ZONE X, AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 100 YEAR FLOOD. THE REMAINDER OF THE PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.

ALL DWELLINGS SHALL BE CONSTRUCTED TO HAVE FLOOR ELEVATION OF ALL FINISHED LIVING SPACE, WITH OPENINGS OR EXPOSURE TO THE EXTERIOR OF THE DWELLING, AT ELEVATION 814.7 FEET NGVD 1929 OR HIGHER.

PROJECT BENCHMARK: RAILROAD SPIKE IN N.E. SIDE POWER POLE AT N.E. COR. NORTH BRIDGE STREET AND STATE ROUTE F (1ST STREET) ELEV. 808.50

DESCRIPTION: PART OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 53, RANGE 33, SMITHVILLE, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: ALL OF A TRACT OF LAND LYING SOUTH OF PROSPECT AVENUE AND EAST OF BRIDGE STREET AS SHOWN ON THE PLAT OF OWENS ADDITION TO SMITHVILLE, AS RECORDED IN PLAT BOOK 4, PAGE 69 AND NORTH OF THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 53, RANGE 33 AND WEST OF THE RIGHT OF WAY OF THE ABANDONED Q.O. AND K.C. RAILWAY RIGHT OF WAY AS SAME IS DESCRIBED IN DEED RECORDED IN BOOK 64, PAGE 91 OF THE DEED RECORDS OF CLAY COUNTY, MISSOURI.

ALSO ALL OF THE ABANDONED RIGHT OF WAY OF THE Q.O. AND K.C. RAILROAD RIGHT OF WAY LYING SOUTH OF THE SOUTH LINE OF PROSPECT STREET AS IS SHOWN ON THE PLAT OF OWENS ADDITION TO SMITHVILLE, IF PRODUCED EAST AND NORTH OF THE CENTER LINE OF SECTION 23, TOWNSHIP 53, RANGE 33, EXCEPT THAT PART CONVEYED TO THE CITY OF SMITHVILLE, MISSOURI, BY DEED RECORDED AS DOCUMENT NO. D-28159, IN BOOK 865, PAGE 173.

DEDICATION: THE UNDERSIGNED OWNERS DECLARE THAT THEY ARE THE SOLE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND AND HAVE CAUSED THE SAME TO BE DIVIDED INTO THE STREETS,PUBLIC OPEN SPACE AND LOTS OF THE SIZES, DIMENSIONS AND LOCATIONS SHOWN ON THIS PLAT WHICH WAS DRAWN BY THEIR AUTHORITY AND UNDER THEIR DIRECTION. SAID PLAT SHALL HEREAFTER BE KNOWN AS:

HAWTHORNE COURT

THE STREETS AND OTHER PUBLIC RIGHT-OF-WAYS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE, ARE HEREBY DEDICATED. IN CONSIDERATION OF ACCEPTANCE OF THIS PLAT AND DEDICATION, THE OWNERS DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES TO ANY OF THE ABOVE DESCRIBED PROPERTY BY REASON OF THE FUTURE GRADING OF THE STREETS IN THIS PLAT TO SUCH GRADES THAT MAY BE ESTABLISHED BY THE CITY COMMISSION OF THE CITY OF SMITHVILLE, MISSOURI, AT THE TIME OF APPROVAL OF THIS PLAT OR AT ANY TIME THEREAFTER. THIS WAIVER SHALL BE BINDING UPON THE OWNER, THEIR HEIRS, SUCCESSORS AND GRANTEES.

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF SMITHVILLE, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, WATER, GAS AND SEWER PIPE, POLES, WIRES AND SURFACE DRAINAGE OR ANY, OR ALL OF THEM, OVER, UNDER, ALONG AND THROUGH THE STRIPS MARKED "U.E.", "UTILITY EASEMENT" OR "UTILITY ESMNT" AND THAT THE PLANTING OF ANY TREES OR SHRUBBERY, OR THE PLACING OF OTHER IMPROVEMENTS ON SAID EASEMENTS WILL BE DONE AT THE RISK OF SUBSEQUENT DAMAGE THERETO WITHOUT COMPENSATION THEREFORE.

PUBLIC OPEN SPACE SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO AND FOR PUBLIC USE IS HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF: BK REAL PROPERTIES, LLC BEING THE SOLE OWNERS OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 6 DAY OF DEC 2002.

BY: _____
WILLIAM G. HERSHEWE, MEMBER

STATE OF MISSOURI)
)SS
COUNTY OF CLAY)

IN WITNESS WHEREOF:
BE IT REMEMBERED THAT ON THIS 6TH DAY OF DECEMBER 2002, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED WILLIAM G. HERSHEWE , TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS A MEMBER OF , BK REAL PROPERTIES, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY. I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

BY: _____ MY COMMISSION EXPIRES 11-14-2004
NOTARY PUBLIC

THIS PLAT OF "HAWTHORNE COURT" HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANING COMMISSION THIS 3RD DAY OF DECEMBER 2002.

CHAIRMAN _____ SECRETARY _____

THE DEDICATIONS SHOWN ON THIS PLAT HAVE BEEN ACCEPTED BY THE CITY COMMISSION OF THE CITY OF SMITHVILLE, MISSOURI, THIS _____ DAY OF _____ 2002.

MAYOR _____ CITY CLERK ADMINISTRATOR

STATE OF MISSOURI)
)SS
COUNTY OF CLAY)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE _____ DAY OF _____ 2002, IN BOOK _____ AT PAGE _____ AT _____ PM/AM O'CLOCK.

REGISTER OF DEEDS _____ DEPUTY _____

CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

BY: _____
BARTLETT & WEST ENGINEERS, INC.
TERRY L. RINGOT, MO. RLS # 1959
JULY 31, 2002 W.O.# 12000.293

REV.	DATE	DESCRIPTION
1	MAY 2002	PRELIMINARY DRAWING SET

DESIGNED BY: TLR
DRAWN BY: JHC
APPROVED BY: TLR

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PHONE 785.749.4453 - FAX 785.749.0561
WWW.BARTWEST.COM

HAWTHORNE COURT
NW 1/4 SEC. 23, T54N, R33W
SMITHVILLE, CLAY COUNTY, MO

PREPARED FOR:
HERSHEWE REALTY
1508 N.W. 47TH TERRACE
KANSAS CITY, MO 64116

W.O.: 12000.293
DATE: 07-31-2002
SHEET NUMBER 02 OF 05

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