Clay County, Missouri
Land Survey Document

AYLETT SURVEY COMPANY
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LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING

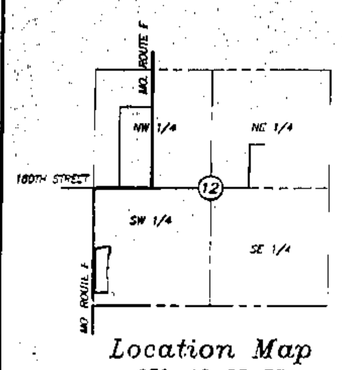
R60382

JAN 0 8 2003

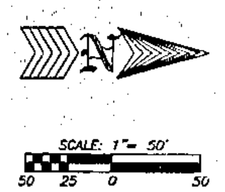
HARBORVIEW NINTH PLAT

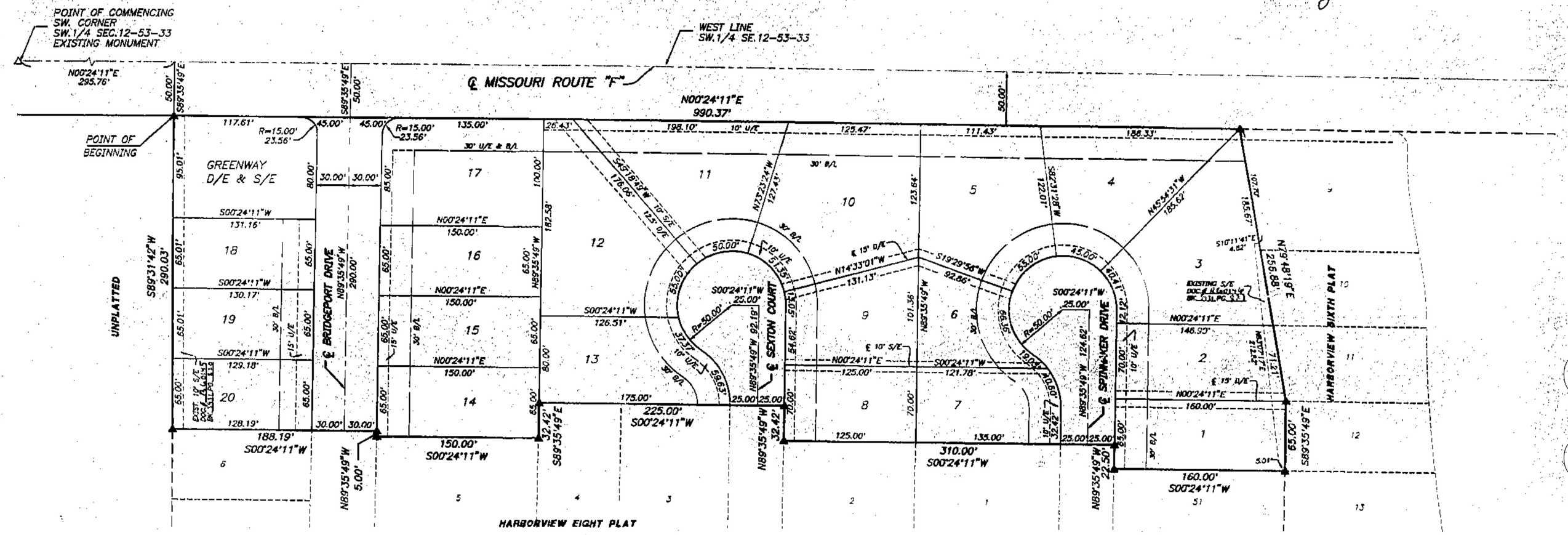
FINAL PLAT
City of Smithville, Clay County, Missouri

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
03 JAN -8 A 8:03
Book F Page 52
ROBERT T. SEVIER
RECORDER OF DEEDS
By Debra Reed
Deputy



Location Map
SEC. 12-53-33





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: BEARING SYSTEM BASED ON SOUTH LINE OF THE SOUTHWEST QUARTER OF SEC. 12-53-33 HAVING A BEARING OF S 89°31'42" W

I hereby certify; that the plat of HARBORVIEW NINTH 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.

STATE OF MISSOURI
SAM ANTHONY AYLETT
NUMBER 2074
LICENSED LAND SURVEYOR

DATE: 11-12-02

LEGAL DESCRIPTION: All that part of the Southwest Quarter of Section 12, Township 53, Range 33, in the City of Smithville, Clay County, Missouri described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 12; thence North 00 degrees 24 minutes 11 seconds East along the West line of the Southwest Quarter of said Section 12, a distance of 295.76 feet; thence South 89 degrees 35 minutes 49 seconds East, a distance of 50.00 feet to the Point of Beginning of the tract of land herein to be described; said point being on the Easterly right-of-way line of Missouri State Route "F", thence North 00 degrees 24 minutes 11 seconds East along a line parallel with the West line of the Southwest Quarter of said Section 12 along said right-of-way line, a distance of 990.37 feet to the Southwest corner of Lot 9, HARBORVIEW SIXTH PLAT, a subdivision of land in the City of Smithville, Clay County, Missouri; thence North 79 degrees 48 minutes 19 seconds East along the South line of Lots 9, 10 and 11, of said HARBORVIEW SIXTH PLAT, a distance of 256.88 feet to the Southeast corner of said Lot 11; thence South 89 degrees 35 minutes 49 seconds East along the South line of Lot 12, of said HARBORVIEW SIXTH PLAT, a distance of 65.00 feet to the Southeast corner of said Lot 12; thence South 00 degrees 24 minutes 11 seconds West along the West line of Lot 51, HARBORVIEW EIGHTH PLAT, a subdivision of land in the City of Smithville, Clay County, Missouri, a distance of 160.00 feet to a point on the Northerly right-of-way line of Spinnaker Drive; thence North 89 degrees 35 minutes 49 seconds West along the Northerly right-of-way line of said Spinnaker Drive, a distance of 22.50 feet; thence South 00 degrees 24 minutes 11 seconds West along the West line of Lots 1 and 2, of said HARBORVIEW EIGHTH PLAT and its Northerly prolongation thereof, a distance of 310.00 feet to a point on the Northerly right-of-way line of Sexton Court; thence North 89 degrees 35 minutes 49 seconds West along the Northerly right-of-way line of said Sexton Court, a distance of 32.42 feet; thence South 00 degrees 24 minutes 11 seconds West along the West line of Lots 3 and 4, of said HARBORVIEW EIGHTH PLAT and its Northerly prolongation thereof, a distance of 225.00 feet to the Southwest corner of said Lot 4; thence South 89 degrees 35 minutes 49 seconds East along the Southerly line of said Lot 4, a distance of 32.42 feet to the Northwest corner of Lot 5, of said HARBORVIEW EIGHTH PLAT; thence South 00 degrees 24 minutes 11 seconds West along the West line of said Lot 5, a distance of 150.00 feet to a point on the Northerly right-of-way line of Bridgeport Drive; thence North 89 degrees 35 minutes 49 seconds West along the Northerly right-of-way line of said Bridgeport Drive, a distance of 5.00 feet; thence South 00 degrees 24 minutes 11 seconds West along the Westerly line of Lot 6, of said HARBORVIEW EIGHTH PLAT and its Northerly prolongation thereof, a distance of 188.19 feet to the Southwest corner of said Lot 6; thence South 89 degrees 31 minutes 42 seconds West, a distance of 290.03 feet to the Point of Beginning. Said tract of land contains 6.77 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 "HARBORVIEW NINTH 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: CRAIG PORTER DEVELOPMENT, L.L.C., a, Missouri Limited Liability Corporation, has by the authority of its Board of Directors caused this instrument to be executed by its Manager this 4th day of October, 2002.

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

JOB NUMBER
32725

32725FPA.DWG

STATE OF MISSOURI
COUNTY OF Clay } s.s.

On this 4th day of October 2002, 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: 8/3/2006

JOSHUA A WILLIAMS
Notary Public - Notary Seal
STATE OF MISSOURI
CLAY COUNTY
My Commission Expires 8/3/2006

NOTARY PUBLIC

This plat of "HARBORVIEW NINTH PLAT" has been submitted to and approved by the Planning Commission this 6 day of June 2002.

CHAIRMAN

SECRETARY

The dedications shown on this plat have been accepted by the City Commission of the City of Smithville, Missouri, this 18 day of June 2002.

MAYOR

CITY CLERK

STATE OF MISSOURI
COUNTY OF _____ } 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:
CRAIG PORTER DEV., INC.
P.O. BOX 136
KEARNEY, MO. 64060

DATE: October 31, 2002

http://www.claycogov.com