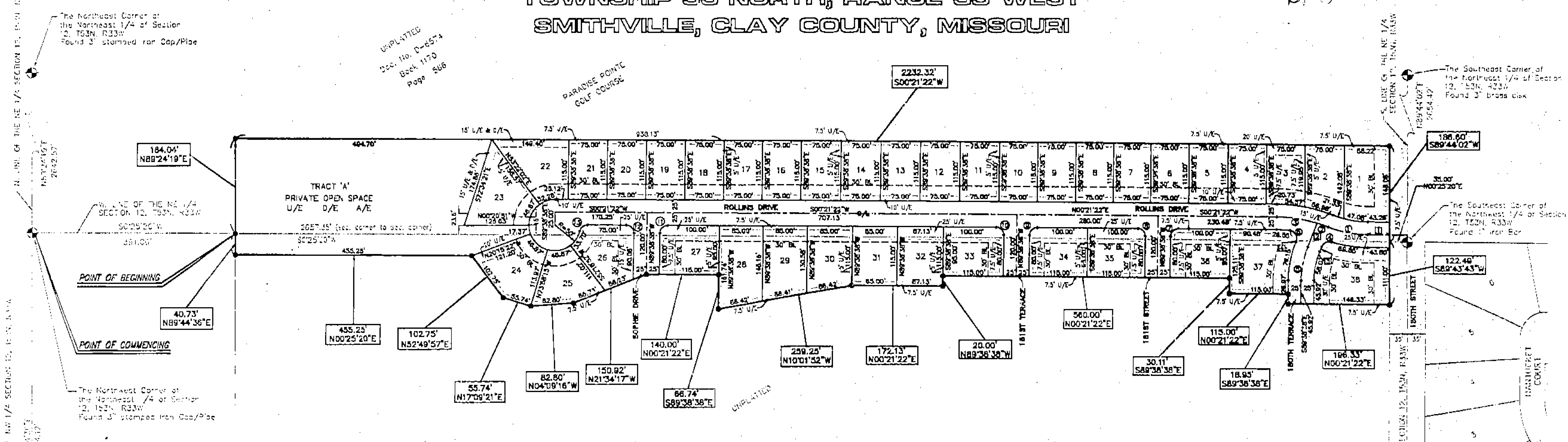
Clay County, Missouri
Land Survey Document

ROLLINS' LANDING FIRST PLAT

FINAL PLAT

PART OF THE NORTH 1/2 OF SECTION 12
TOWNSHIP 53 NORTH, RANGE 33 WEST
SMITHVILLE, CLAY COUNTY, MISSOURI

R60993
JAN 10 2003



LOT AREA TABLE

LOT	SQUARE FEET	LOT	SQUARE FEET
1	13,090	21	8,625
2	9,757	22	12,335
3	8,714	23	13,451
4	8,625	24	11,812
5	8,625	25	10,283
6	8,625	26	11,340
7	8,625	27	10,877
8	8,625	28	13,098
9	8,625	29	11,782
10	8,625	30	10,437
11	8,625	31	9,775
12	8,625	32	10,020
13	8,625	33	10,877
14	8,625	34	10,877
15	8,625	35	10,877
16	8,625	36	10,877
17	8,625	37	15,004
18	8,625	38	16,281
19	8,625	TRACT A	108,751
20	8,625		

LEGEND

- FOUND SECTION CORNER MONUMENT AS NOTED
- SET 1/2" IRON BAR WITH PLASTIC CAP STAMPED "MO2000 151303"

U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
A/E = ACCESS EASEMENT
C/L = CENTER LINE

100 0 100
SCALE IN FEET 1" = 100'

NOTES

1. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY AND THE LAND REFERRED TO IN ASSURED QUALITY TITLE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. MC33153, EFFECTIVE OCTOBER 16, 2001 AT 8:00 A.M.

2. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

3. THE CLASS OF PROPERTY FOR THE SUBJECT TRACT IS CONSIDERED "URBAN", PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.

4. ITEM NO. 8 OF SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT REFERS TO A "POLE LINE EASEMENT" GRANTED TO GREAT LAKE PIPE LINE COMPANY, AS SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 269 AT PAGE 153. SAID DOCUMENT REFERENCES A BLANKET EASEMENT OVER PART OF THE SUBJECT TRACT TOGETHER WITH INDIVIDUAL POLE EASEMENTS THAT ARE UNPLOTTABLE. SAID EASEMENT CROSSES THE SUBJECT TRACT BUT WILLIAMS PIPE LINE COMPANY, L.L.C., THE SUCCESSOR TO GREAT LAKE PIPE LINE COMPANY, HAS RELEASED SAID EASEMENT BY QUIT CLAIM.

5. THE SUBJECT TRACT LIES IN ZONE "C" (AREA OF MINIMAL FLOODING) AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF SMITHVILLE, MISSOURI, COMMUNITY PANEL NO. 290086-0015-A, DATED MARCH 15, 1980.

6. UPON COMPLETION OF GRADING/CONSTRUCTION 1/2" IRON BARS WITH STAMPED CAPS SHALL BE SET ON THE REAR CORNERS OF ALL LOTS AND CHISEL MARKS SHALL BE MADE ON THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.

7. THE SUBJECT TRACT CONTAINS 13.867 ACRES MORE OR LESS.

BOUNDARY DESCRIPTION

That part of the Northwest and Northeast Quarters of Section 12, Township 53 North, Range 33 West of the 5th Principal Meridian, Smithville, Clay County, Missouri, described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence S0°25'20"W (all bearings herein are referenced to the Missouri State Plane Coordinate System of 1983, West Zone) on the West line of said Northeast Quarter, 391.05 feet to the South line of a tract of land conveyed in Document No. F 14623 in book 1630 at page 630 and the point of beginning; thence N89°24'19"E on said South line, 184.04 feet to the Northwest corner of a tract of land conveyed in Document No. D-6574 in book 1170 at page 586; thence S0°21'22"W on the West line of said tract, 2232.32 feet to the former north right-of-way line of Missouri State Highway W (said right-of-way having been conveyed in Document No. E-17447 in book 1412 at page 440) also known as 180th Street; thence S89°44'02"W on said former right-of-way line, being 35.00 feet north from, and parallel with, the south line of said Northeast Quarter, 186.60 feet to the intersection of the East line of said Northwest Quarter and the North right-of-way line of said 180th Street; thence S89°43'43"W on said North right-of-way line, being 35.00 feet north from, and parallel with, the South line of said Northwest Quarter, 122.49 feet; thence N0°21'22"E, 196.33 feet; thence S89°38'38"E, 18.93 feet; thence N0°21'22"E, 115.00 feet; thence S89°38'38"E, 30.11 feet; thence N0°21'22"E, 560.00 feet; thence N89°38'38"W, 20.00 feet; thence N0°21'22"E, 172.13 feet; thence N10°01'52"W, 259.25 feet; thence S89°38'38"E, 66.74 feet; thence N0°21'22"E, 140.00 feet; thence N21°34'17"W, 150.92 feet; thence N4°09'16"W, 82.80 feet; thence N17°09'21"E, 55.74 feet; thence N52°49'57"E, 102.75 feet; thence N0°25'20"E, 455.25 feet to the south line of said tract of land conveyed in Document No. F-14623; thence N89°44'36"E on said South line, 40.73 feet to the point of beginning. (Tract contains 13.867 acres more or less.)

DEDICATIONS

The undersigned owner of the herein described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which plat and subdivision shall hereafter be known as "ROLLINS' LANDING FIRST PLAT".

STREETS: Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

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 facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, all of them upon, over and under and along the strips of land designated utility easement (U/E). Where other easements shall be kept free from any and all obstruction which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstructions to interfere with the agents and employees of the City of Smithville, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Chairman of the Planning Commission.

BUILDING LINES: Building lines or set back lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right-of-way line.

TRACT 'A' (PRIVATE OPEN SPACE): The developer, hereby reserves said Tract 'A' as Private Open Space. The use and maintenance of said Tract 'A' are governed by Rollins' Landing First Plat declaration of restrictions recorded simultaneously herewith. All of Tract 'A' shall be considered as Utility Easement, Drainage Easement and Access Easement.

EXECUTION:

Know all men by these presents that Richard L. Davis, manager of Dream Home Development, LLC, owner of the above described land to be known as "Rollins' Landing First Plat" has caused the same to be surveyed and platted into Lots, Tracts, Drives, Streets, Terraces and Easements as shown on the accompanying plat; the Drives, Streets and Terraces are hereby dedicated to and for the use of the public; easements as indicated on the accompanying plat are hereby granted to the public for the purpose of constructing, operating, maintaining and repairing all public utilities; Tract 'A' is hereby dedicated as private open space governed by Rollins' Landing First Plat declaration of restrictions. In Testimony whereof, Richard L. Davis, manager Dream Home Development, LLC, has caused these presents to be signed this 13th day of January, 2003.

Dream Home Development, LLC

BY: [signature]
Richard L. Davis, Manager

STATE OF MISSOURI
} SS
COUNTY OF

BE IT REMEMBERED, that on this 13th day of January, 2003, before me, the undersigned, a Notary Public in and for the County and State aforesaid, appeared Richard L. Davis, manager of Dream Home Development, LLC, known to me to be the person described herein and who executed the foregoing instrument and being duly sworn by me acknowledged that he executed the same as the corporations free act and deed.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my notarial seal at my office in said County, the day and year last above written.

[signature] 11-18-05
Notary Public in and for said County and State
My commission expires

"NOTARY SEAL"
Matthew D. Oeting, Notary Public
Lafayette County, State of Missouri
My Commission Expires 11/18/2005

ACKNOWLEDGEMENTS

The within plat was duly submitted to and approved by the Planning Commission of Smithville, Missouri, this ____ day of ____, 2003.

[signature] Chairman
[signature] Secretary

This plat has been approved by the City Council of Smithville, Missouri, this ____ day of ____ 2003.

[signature] Mayor
Attest: [signature] City Clerk ADMINISTRATOR

Entered on transfer record this ____ day of ____ 2003

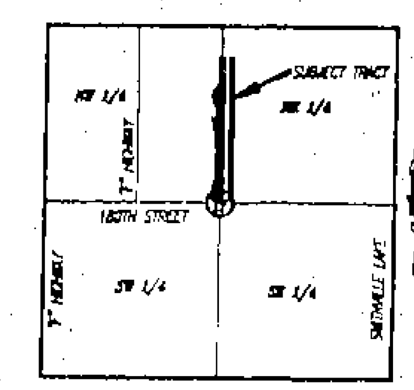
County Recorder

CURVE TABLE

	RADIUS	ARC	CENTRAL ANGLE
1	R = 208.00'	L=77.71'	21°18'12"
2	R = 275.00'	L=22.14'	4°36'48"
3	R = 275.00'	L=85.11'	18°43'34"
4	R = 15.00'	L=22.80'	87°05'38"
5	R = 180.00'	L=67.05'	20°48'31"
6	R = 15.00'	L=27.41'	104°41'22"
7	R = 15.00'	L=23.56'	90°00'00"
8	R = 15.00'	L=23.56'	90°00'00"
9	R = 15.00'	L=23.56'	90°00'00"
10	R = 15.00'	L=23.56'	90°00'00"
11	R = 15.00'	L=23.56'	90°00'00"
12	R = 15.00'	L=23.56'	90°00'00"
13	R = 15.00'	L=23.56'	90°00'00"
14	R = 15.00'	L=20.07'	76°38'27"

LINE TABLE

1	N0°21'22"E	43.53'
2	S89°38'38"E	48.13'
3	S89°38'38"E	13.12'
4	S89°38'38"E	2.15'



SECTION 12, T53N, R33W
VICINITY MAP

SURVEYOR'S CERTIFICATION

I hereby certify that the within plat of "ROLLINS' LANDING FIRST PLAT" 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 adopted by the Missouri Board of Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources, and that proper monumentation shall be set upon substantial completion of grading and construction.

[signature]
WESLEY SCROGHAM PLS 2484
AS AGENT OF PHOENIX ENGINEERING & SURVEYING, LLC
LS MO2000151303

NOVEMBER 28, 2001
DATE OF SURVEY

PREPARED FOR:
DREAM HOME DEVELOPMENT, LLC
2613 NW BRIELLE CT.
BLUE SPRINGS, MO 64015
(816) 345-1396

PREPARED BY:
PHOENIX ENGINEERING & SURVEYING, LLC

PROJECT NO.	01073	LAST REVISION:	6-27-02
PROJECT NAME	ROLLINS LANDING		
DIR. & DWG. NAME	S:/PROJECTS/01073/DWG/PLAT.DWG		

SHEET 1 OF 1

M5333-12

http://www.ClayCoGov.com