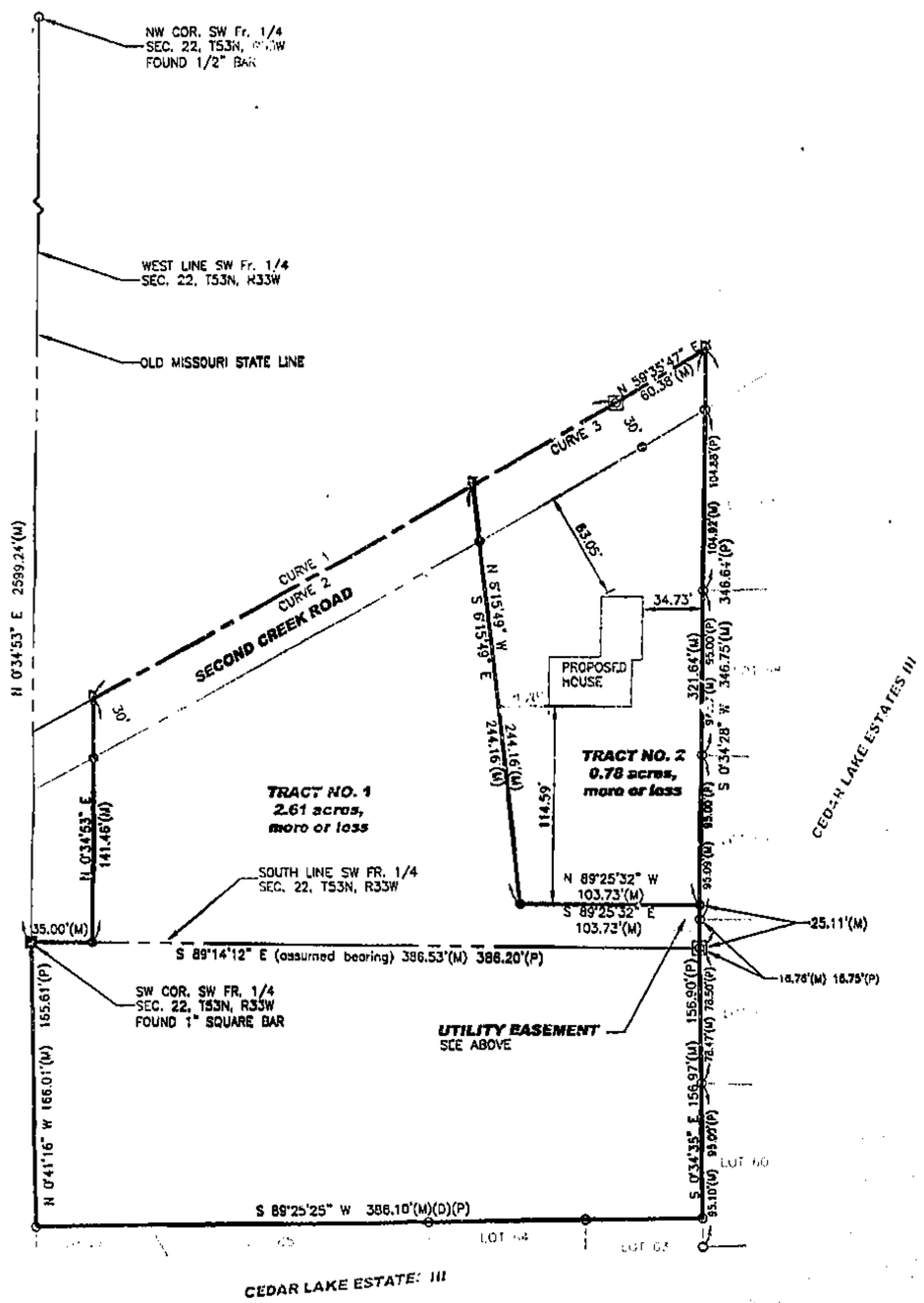
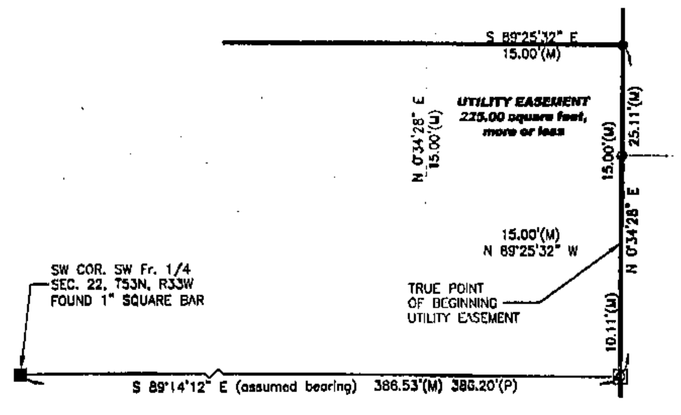
Clay County, Missouri
Land Survey Document

R76086

STATE OF MISSOURI
CLAY COUNTY
RECORDER OF DEEDS
2003 MAR 18 A 10:43
GAB F Sheet 60
COURT RECORDER
By: Wenda Watson
Deputy





UTILITY EASEMENT
NOT TO SCALE

0 25 50
SCALE: 1" = 50'

CURVE DATA

CURVE 1:
R = 10125.24'
L = 346.12'
C = 346.11'
CB = N 60°34'33" E

CURVE 2:
R = 10125.24'
L = 251.87'
C = 251.86'
CB = N 60°50'33" E

CURVE 3:
R = 10125.24'
L = 94.25'
C = 94.25'
CB = N 59°51'47" E

LAND BOUNDARY DESCRIPTION:

Tract No. 1:

A tract of land located in the Southwest Fractional One-Quarter (SW Fr. 1/4) of Section 22 and the Northwest Fractional One-Quarter of Section 27, all in Township 53 North, Range 33 West of the Fifth Principal Meridian, Clay County, Missouri described as follows:

Beginning at the Southwest Corner of said SW Fr. 1/4 of said Section 22, said point being on the Old Missouri State line; thence S 89°14'12" E (assumed bearing), 35.00 feet along the South line of said SW Fr. 1/4; thence N 0°34'53" E, 141.46 feet along a line parallel with the West line of said SW Fr. 1/4 and said Old Missouri State line to a point on the centerline of Second Creek Road; thence on a curve to the right, having a radius of 10125.24 feet, an arc length of 251.87 feet, a chord length of 251.86 feet, and a chord bearing of N 60°50'33" E along the centerline of said Second Creek Road; thence S 0°15'49" E, 244.16 feet; thence S 89°25'32" E, 103.73 feet to a point on the West line of Lots 57, 58, 59, and 60 in Cedar Lake Estates III, a subdivision in said SW Fr. 1/4 of said Section 22 and said NW Fr. 1/4 of said Section 27; thence S 0°34'28" W, 25.11 feet along the West line of Lots 57, 58, 59, and 60 in said Cedar Lake Estates III to a point on the South line of said SW Fr. 1/4; thence S 0°34'35" E, 156.97 feet measured vs. 156.90 feet plat along the West line of Lots 60 and 61 in said Cedar Lake Estates III to the Northeast Corner of Lot 63 of said Cedar Lake Estates III; thence S 89°25'25" W, 386.10 feet along the North line of Lots 63, 64, 65, and 66 in said Cedar Lake Estates III to the Northwest Corner of Lot 66 of said Cedar Lake Estates III; thence N 0°41'16" W, 166.01 feet along the West line of said NW Fr. 1/4 and said Old Missouri State line to the POINT AND PLACE OF BEGINNING. Said tract contains 2.61 acres, more or less. Subject to all public roads, easements, restrictions, reservations, covenants, and conditions, if any, now of record.

Tract No. 2:

Commencing at the Southwest Corner of the Southwest Fractional One-Quarter (SW Fr. 1/4) of Section 22, in Township 53 North, Range 33 West of the Fifth Principal Meridian, Clay County, Missouri, said point being on the Old Missouri State line; thence S 89°14'12" E (assumed bearing), 386.53 feet along the South line of said SW Fr. 1/4 to a point on the West line of Lots 57, 58, 59, and 60 in Cedar Lake Estates III, a subdivision in said SW Fr. 1/4; thence N 0°34'28" E, 25.11 feet along the West line of Lots 57, 58, 59, and 60 in said Cedar Lake Estates III to the TRUE POINT OF BEGINNING; thence N 89°25'32" W, 103.73 feet; thence N 0°15'49" W, 244.16 feet to a point on the centerline of Second Creek Road; thence on a curve to the right, having a radius of 10125.24 feet, an arc length of 94.25 feet, a chord length of 94.25 feet, and a chord bearing of N 59°51'47" E along the centerline of said Second Creek Road; thence N 59°35'47" E, 60.38 feet along the centerline of said Second Creek Road to a point on the West line of Lots 57, 58, 59, and 60 in said Cedar Lake Estates III; thence S 0°34'28" W, 321.64 feet along the West line of Lots 57, 58, 59, and 60 in said Cedar Lake Estates III to the POINT AND PLACE OF BEGINNING. Said tract contains 0.78 acres, more or less. Subject to all public roads, easements, restrictions, reservations, covenants, and conditions, if any, now of record.

UTILITY EASEMENT:

Commencing at the Southwest Corner of the Southwest Fractional One-Quarter (SW Fr. 1/4) of Section 22, in Township 53 North, Range 33 West of the Fifth Principal Meridian, Clay County, Missouri, said point being on the Old Missouri State line; thence S 89°14'12" E (assumed bearing), 386.53 feet along the South line of said SW Fr. 1/4 to a point on the West line of Lots 57, 58, 59, and 60 in Cedar Lake Estates III, a subdivision in said SW Fr. 1/4; thence N 0°34'28" E, 10.11 feet along the West line of Lots 57, 58, 59, and 60 in said Cedar Lake Estates III to the TRUE POINT OF BEGINNING; thence N 89°25'32" W, 15.00 feet; thence N 0°34'28" E, 15.00 feet along a line parallel with the West line of Lots 57, 58, 59, and 60 in said Cedar Lake Estates III; thence S 89°25'32" E, 15.00 feet to a point on the West line of Lots 57, 58, 59, and 60 in said Cedar Lake Estates III; thence S 0°34'28" W, 15.00 feet along the West line of Lots 57, 58, 59, and 60 in said Cedar Lake Estates III to the POINT AND PLACE OF BEGINNING. Said tract contains 225.00 square feet, more or less. Subject to all public roads, easements, restrictions, reservations, covenants, and conditions, if any, now of record.

LEGEND

PROPERTY LINE	
LOT LINE	
ROAD CENTERLINE	
ROAD R/W LINE	
SECTION LINE	
FENCE LINE	
5/8"X24" REBAR W/LS CAP SET	●
5/8" REBAR W/LS 1463 CAP FOUND	■
1" SQUARE BAR FOUND	■
CALCULATED CORNER	○
CALCULATED CORNER	⊠
MEASURED DISTANCE	386.53'(M)
PLAT DISTANCE	386.20'(P)
DEED DISTANCE	386.10'(D)

SURVEY NOTES:

1. All bearings shown on this drawing are assumed and without reference to True North.
2. This survey was performed without the benefit of a proper title report. Easements and other conditions may exist and could be disclosed by a proper title report, which was not furnished by the client.
3. North is based on the South line of the SW Fr. 1/4 of Section 22, T53N, R33W assumed to bear S 89°14'12" E for this plat of survey.

CERTIFICATION: **THIS IS TO CERTIFY** THAT THIS SURVEY **WAS EXECUTED IN** ACCORDANCE WITH THE MINIMUM STANDARDS **FOR RURAL** PROPERTY BOUNDARY **SURVEY AS** SET FORTH BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF LAND SURVEY, AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS; WE HAVE THIS DAY MADE A SURVEY OF THE HEREIN DESCRIBED PROPERTY AND THE RESULTS OF SAID SURVEY ARE AS SHOWN ON THIS PLAT.

BY: Harlan G. Ross
BARTLETT AND WEST ENGINEERS, INC.
HARLAN G. ROSS MO P.L.S. #2002000253
THIS 17th DAY OF March, 2003.

STATE OF MISSOURI
HARLAN G. ROSS
NUMBER
LS-2002000253
3/17/03
REGISTERED LAND SURVEYOR

Calc. F
4/11/03 DM

CLIENT: SHIRLEY WRIGHT
1419 SECOND CREEK ROAD
SMITHVILLE, MO 64089

REV	DATE	BY	NOTE

DESIGNED BY:	HGR
DRAWN BY:	HGR
APPROVED BY:	HGR

BARTLETT & WEST ENGINEERS

1338 N. 36TH STREET • ST. JOSEPH, MO 64506
PHONE 816.364.3351 • FAX 816.364.6946
WWW.BARTWEST.COM

SW Fr. 1/4, SEC. 22, & NW Fr. 1/4, SEC. 27, T53N, R33W
IN
CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI

PLAT OF SURVEY

PROJ NO:	12000.503
SCALE:	1"=50'
DATE:	3-14-2003
SHEET NUMBER	1 OF 1

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Drawing name: N:\12mm\12000\12000503\dwg Layout name: Layout1 Plotted by: hgr00309 Plotted on: Mar 17, 2003 - 4:35pm
Last edit on: 00/00/00
http://www.ClayCoGov.com