Clay County, Missouri
Land Survey Document

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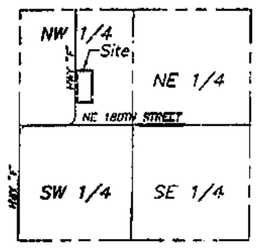
R89340

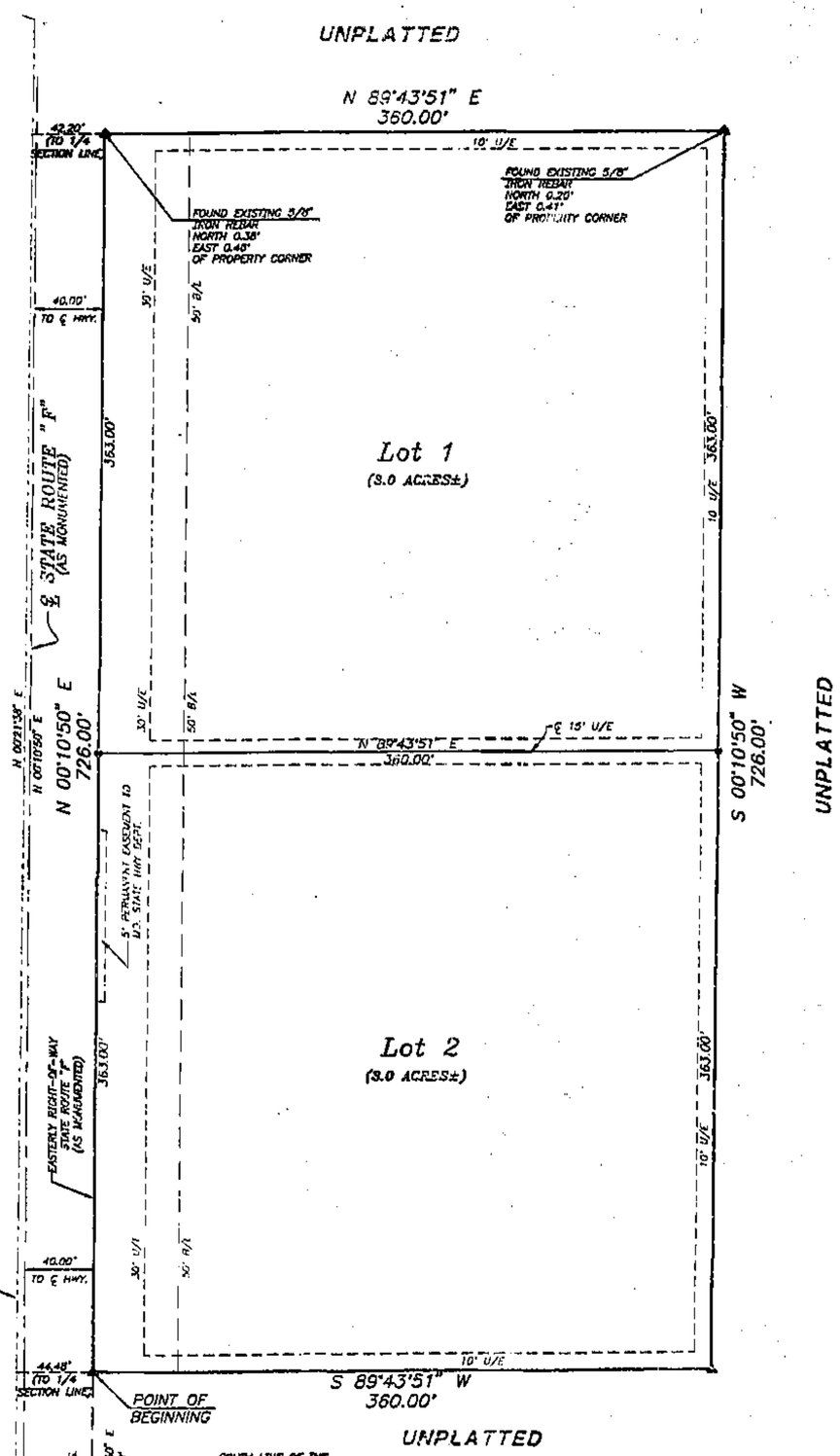
STATE OF MO
CLAY COUNTY
I CERTIFY THIS REC'D
2003 MAY -9 AM 8:03
BOOK PAGE 77
ROBERT T. SEVIER
RECORDER OF DEEDS
By

BURNS ADDITION

A SUBDIVISION IN SMITHVILLE
Clay County, Missouri



SEC. 12-53-33
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
N.T.S. = Not to Scale

△ 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

I hereby certify that the plat of BURNS ADDITION 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.

DATE: 4-08-03 STATE OF MISSOURI SAM A. AYLETT, LS-2074 REGISTERED LAND SURVEYOR

LEGAL DESCRIPTION:

All that part of the Northwest Quarter of Section 12, Township 53, Range 33, Smithville, Clay County, Missouri, described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 12; thence North 89 degrees 43 minutes 51 seconds East along the South line of the Northwest Quarter of said Section 12, a distance of 1360.28 feet; thence North 00 degrees 10 minutes 50 seconds East along the Easterly right-of-way line of Missouri State Highway "F" (as monumented) and its Southerly prolongation thereof, a distance of 519.00 feet to the Point of Beginning of the tract of land herein to be described; thence continuing North 00 degrees 10 minutes 50 seconds East along said right-of-way, a distance of 726.00 feet; thence North 89 degrees 43 minutes 51 seconds East and parallel to the South line of the Northwest Quarter of said Section 12, a distance of 360.00 feet; thence South 00 degrees 10 minutes 50 West and parallel to the Easterly right-of-way line of said Missouri State Highway "F", a distance of 726.00 feet; thence South 89 degrees 43 minutes 51 seconds West and parallel to the South line of the Northwest Quarter of said Section 12, a distance of 360.00 feet to the Point of Beginning. Said tract contains 6.0 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 "BURNS ADDITION".

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: Donald Burns and Sandra Burns, a married couple, have caused these presents to be signed this 9th day of April, 2003.

Donald Burns
Donald Burns

Sandra Burns
Sandra Burns

STATE OF MISSOURI
COUNTY OF Clay } S.S.

On this 9th day April of, 2003, before me, a Notary Public in and for said State, personally appeared Donald Burns and Sandra Burns, who executed the within instrument and acknowledge to me they executed the same as their free act and deed for the purposes therein stated.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires: 6-11-04

Angela M. Robbins
NOTARY PUBLIC

ANGELA M. ROBBINS
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Oct. 11, 2004

This plat of "BURNS ADDITION" has been submitted to and approved by the Planning Commission this 3 day of April, 2003.

CHAIRMAN

SECRETARY

The dedications shown on this plat have been accepted by the City Commission of the City of Smithville, Missouri, this 15 day of April, 2003.

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 ____, 2003. In Book ____, Page ____ at ____ PM/AM O'Clock.

DEPUTY

REGISTER OF DEEDS

Cat. F
6/8/03 DR

FINAL PLAT
BURNS ADDITION
CLAY COUNTY, MISSOURI

Aylett, Flowers Survey & Engineering Company
Land Surveying ~ Civil Engineering ~ Land Planning

Prepared For:
DONALD & SANDRA BURNS
1027 ASPEN CIRCLE
SMITHVILLE, MO 64089

PJS	File Name: 41260FPA	SEC: 12-53-33	Date: April 2, 2003	Job No: 41260