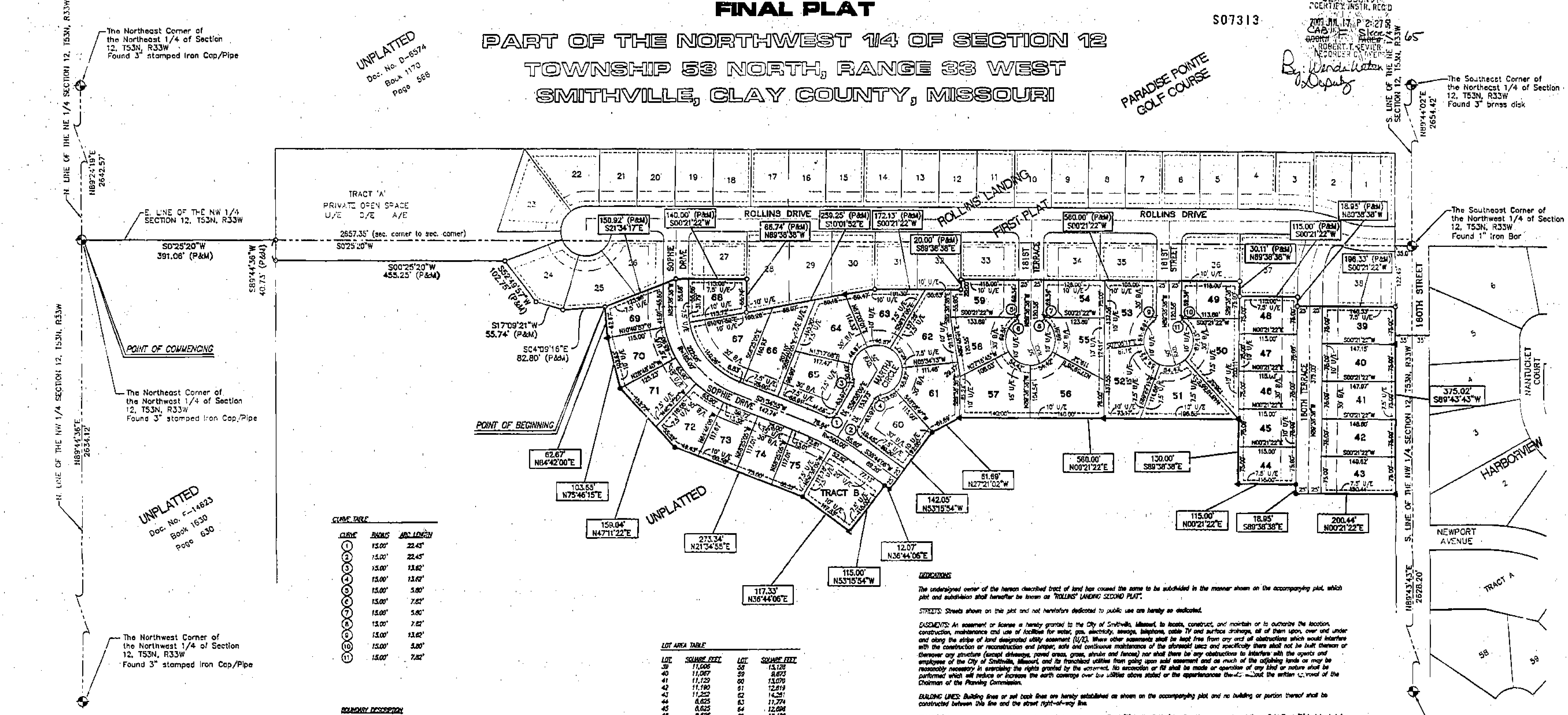
ROLLINS' LANDING SECOND PLAT

FINAL PLAT

S07313

PART OF THE NORTHWEST 1/4 OF SECTION 12
TOWNSHIP 53 NORTH, RANGE 33 WEST
SMITHVILLE, CLAY COUNTY, MISSOURI

STATE OF MO. CLAY COUNTY
CERTIFY INSTR. REC'D
2003 JUL 17 P 2:27
CAB. F SLEEVE 65
ROBERT T. SEVIER
RECORDER OF DEEDS
By: Wanda Watson, Deputy



CURVE TABLE

CURVE	RADIUS	ARC LENGTH
1	15.00'	22.43'
2	15.00'	22.43'
3	15.00'	13.62'
4	15.00'	13.62'
5	15.00'	5.80'
6	15.00'	7.62'
7	15.00'	5.80'
8	15.00'	7.62'
9	15.00'	13.62'
10	15.00'	5.80'
11	15.00'	7.82'

LOT AREA TABLE

LOT	SQUARE FEET	LOT	SQUARE FEET
39	11,006	58	13,128
40	11,067	59	8,673
41	11,129	60	13,070
42	11,190	61	12,619
43	11,252	62	14,351
44	8,625	63	11,774
45	8,625	64	12,694
46	8,625	65	13,426
47	8,625	66	13,801
48	8,625	67	13,685
49	8,623	68	8,854
50	14,241	69	8,536
51	13,640	70	9,595
52	13,219	71	9,292
53	12,826	72	10,181
54	8,373	73	8,654
55	10,210	74	8,776
56	13,917	75	8,915
57	13,128	TRACT B	14,179

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. MC58163, EFFECTIVE OCTOBER 18, 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 280 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 18, 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.

BOUNDARY DESCRIPTION

That part of the Northwest Quarter of Section 12, Township 53 North, Range 33 West of the 5th Principal Meridian, Smithville, Clay County, Missouri, described as follows: COMMENCING at the Northeast corner of said Northwest Quarter; THENCE South 00 degrees 25 minutes 20 seconds West (all bearings herein are referenced to the Missouri State Plane Coordinate System of 1983, West Zone) on the East line of said Northwest Quarter, a distance of 391.06 feet to the South line of a tract of land conveyed in Document No. F 14623 in book 1630 at page 630, also being the North Line of Tract A, Rollins' Landing First Plat, a subdivision recorded in Plat Cabinet F, Sleeve 52 in the Clay County Recorder's Office; THENCE South 89 degrees 44 minutes 36 seconds West on the North Line of said Tract A, a distance of 40.73 feet to the Northwest corner of said Tract A; THENCE South 00 degrees 25 minutes 20 seconds West on the West Line of said Tract A, a distance of 455.25 feet to the Northernmost corner of Lot 24, Rollins' Landing; THENCE South 52 degrees 49 minutes 57 seconds West on the Westerly Line of said Lot 24, a distance of 102.75 feet to an Angle Point in said Westerly Line; THENCE South 17 degrees 09 minutes 21 seconds West on said Westerly Line, a distance of 55.74 feet to the Northwest Corner of Lot 25, Rollins' Landing First Plat; THENCE South 04 degrees 09 minutes 16 seconds East on the Westerly Line of said Lot 25, a distance of 82.80 feet to an Angle Point in said Westerly Line and the POINT OF BEGINNING; THENCE South 21 degrees 34 minutes 17 seconds East on the Westerly Line of Lots 25 and 26, Rollins' Landing First Plat, and its Southeasterly Prolongation, a distance of 150.92 feet to the Centerline of Sophie Drive and the Northerly Prolongation of the West Line of Lot 27, Rollins' Landing First Plat; THENCE South 00 degrees 21 minutes 22 seconds West on the West Line of said Lot 27 and its Northerly Prolongation, a distance of 140.00 feet to the North Line of Lot 28, Rollins' Landing First Plat; THENCE North 89 degrees 38 minutes 38 seconds West on said North Line, a distance of 66.74 feet to the Northwest Corner of said Lot 28; THENCE South 10 degrees 01 minutes 52 seconds East on the West Line of Lots 28, 29, and 30, Rollins' Landing First Plat, a distance of 259.25 feet to the Northwest Corner of Lot 31, Rollins' Landing First Plat; THENCE South 00 degrees 21 minutes 22 seconds West on the West Line of Lots 31 and 32, Rollins' Landing First Plat, a distance of 172.13 feet to the Southwest Corner of said Lot 32; THENCE South 89 degrees 38 minutes 38 seconds East on the South Line of said Lot 32, a distance of 20.00 feet to the Northwest Corner of Lot 33, Rollins' Landing First Plat; THENCE South 00 degrees 21 minutes 22 seconds West on the West Line of Lots 33, 34, 35, and 36, Rollins' Landing First Plat, a distance of 560.00 feet to the Southwest Corner of said Lot 36; THENCE North 89 degrees 38 minutes 38 seconds West on the North Line of Lot 37, Rollins' Landing First Plat, a distance of 30.11 feet to the Northwest Corner of said Lot 37; THENCE South 00 degrees 21 minutes 22 seconds West on the West Line of said Lot 37, a distance of 115.00 feet to the Southwest Corner of said Lot 37; Thence North 89 degrees 38 minutes 38 seconds West on the Westerly Prolongation of the South Line of said Lot 37, a distance of 18.95 feet to the Northerly Prolongation of the West Line of Lot 38, Rollins' Landing First Plat; THENCE South 00 degrees 21 minutes 22 seconds West on the West Line and said Northerly Prolongation of said Lot 38, a distance of 198.33 feet to the Southwest Corner of said Lot 38, also being on the North Right of Way Line of 180th Street; THENCE South 89 degrees 43 minutes 43 seconds West on said North Right of Way Line, a distance of 375.02 feet; THENCE North 00 degrees 21 minutes 22 seconds East, a distance of 200.44 feet; THENCE South 89 degrees 38 minutes 38 seconds East, a distance of 18.95 feet; THENCE North 00 degrees 21 minutes 22 seconds East, a distance of 115.00 feet; THENCE South 89 degrees 38 minutes 38 seconds East, a distance of 130.00 feet; THENCE North 00 degrees 21 minutes 22 seconds East, a distance of 560.00 feet; THENCE North 27 degrees 21 minutes 02 seconds West, a distance of 61.69 feet; THENCE North 53 degrees 15 minutes 54 seconds West, a distance of 142.05 feet; THENCE North 36 degrees 44 minutes 06 seconds East, a distance of 12.07 feet; THENCE North 53 degrees 15 minutes 54 seconds West, a distance of 115.00 feet; THENCE North 36 degrees 44 minutes 06 seconds East, a distance of 117.33 feet; THENCE North 21 degrees 34 minutes 55 seconds East, a distance of 273.34 feet; THENCE North 47 degrees 11 minutes 22 seconds East, a distance of 159.04 feet; THENCE North 75 degrees 46 minutes 15 seconds East, a distance of 103.63 feet; THENCE North 84 degrees 42 minutes 00 seconds East, a distance of 62.67 feet to the POINT OF BEGINNING, containing 11.75 acres.

LEGEND

- ⊕ = FOUND SECTION CORNER MONUMENT AS NOTED
- ○ = FOUND 1/2" IRON BAR WITH PLASTIC CAP STAMPED "MO2000 151303" UNLESS NOTED OTHERWISE
- ▲ = SET 5/8" IRON BAR WITH ALUMINUM CAP STAMPED "MO2000 151303"
- ● = SET 1/2" IRON BAR WITH PLASTIC CAP STAMPED "MO2000 151303"
- U/E = UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- B/L = BUILDING LINE
- C/L = CENTER LINE

SURVEYOR'S CERTIFICATION

I hereby certify that the within plat of "ROLLINS' LANDING SECOND 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, to the best of my professional knowledge and belief, and that proper monumentation shall be set upon substantial completion of grading and construction.

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

NOVEMBER 26, 2001
DATE OF SURVEY

DEDICATIONS

The undersigned owner of the herein described tract of land has 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 SECOND 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 obstructions 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 thereof 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 'B': The developer hereby dedicates the tract shown hereon as Tract 'B' to the Rollins' Landing Homeowners Association. Said Tract 'B' is intended for recreational use by the homeowners in ROLLINS' LANDING subdivision and is not hereby dedicated for use by the general public. Maintenance of Tract 'B' shall be the responsibility of the subdivision owners and/or the homeowners within the subdivision.

EXECUTIONS

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 SECOND 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 'B' is hereby dedicated to the Rollins' Landing Homeowners Association.

IN TESTIMONY WHEREOF: Richard L. Davis, manager Dream Home Development, LLC has caused these presents to be signed this 16th day of July, 2003.

Dream Home Development, LLC
By: [signature] Manager
Richard L. Davis, Manager

STATE OF MISSOURI
COUNTY OF JACKSON } SS

BE IT REMEMBERED: that on this 16th day of July, 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 his and Dream Home Development, LLC's free act and deed.

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

[signature: Janice Dowdy] 2-7-2003
Notary Public in and for said County and State — My commission expires

JANICE DOWDY
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Comm. Expires: Feb 7, 2007

ACKNOWLEDGEMENTS

This plat was duly submitted to and approved by the Planning Commission of Smithville, Missouri, this 1 day of May, 2003

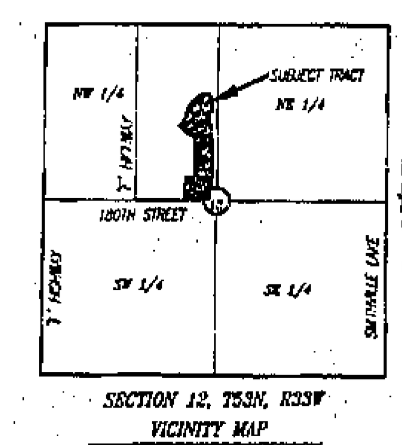
[signature] CHAIRMAN — [signature] SECRETARY

This plat has been approved by the City Council of Smithville, Missouri, this 20 day of May, 2003

[signature] MAYOR — Attest [signature] CITY CLERK

Entered on transfer record this ____ day of ____________ 20__

County Recorder



SECTION 12, T53N, R33W
VICINITY MAP

RECEIVED JUL - 1 2003

PREPARED FOR:
DREAM HOME DEVELOPMENT, LLC
2613 NW BRIELLE CT.
BLUE SPRINGS, MO 64015
(816) 365-1396

PREPARED BY:
PHOENIX ENGINEERING & SURVEYING, LLC

PROJECT NO.	03012	LAST REVISION:	5-30-03
PROJECT NAME	ROLLINS' LANDING		
DIR. & DWG. NAME	S:/PROJECTS/03012/DWG/03012-FINALPLAT2-5-30-03.DWG		

SHEET 1 OF 1

M5333-12

Clay County, Missouri Land Survey Document
http://www.ClayCoGov.com