Clay County, Missouri
Land Survey Document

S7354

CERTIFICATE OF SURVEY—LOT SPLIT

JOB NO. 41768

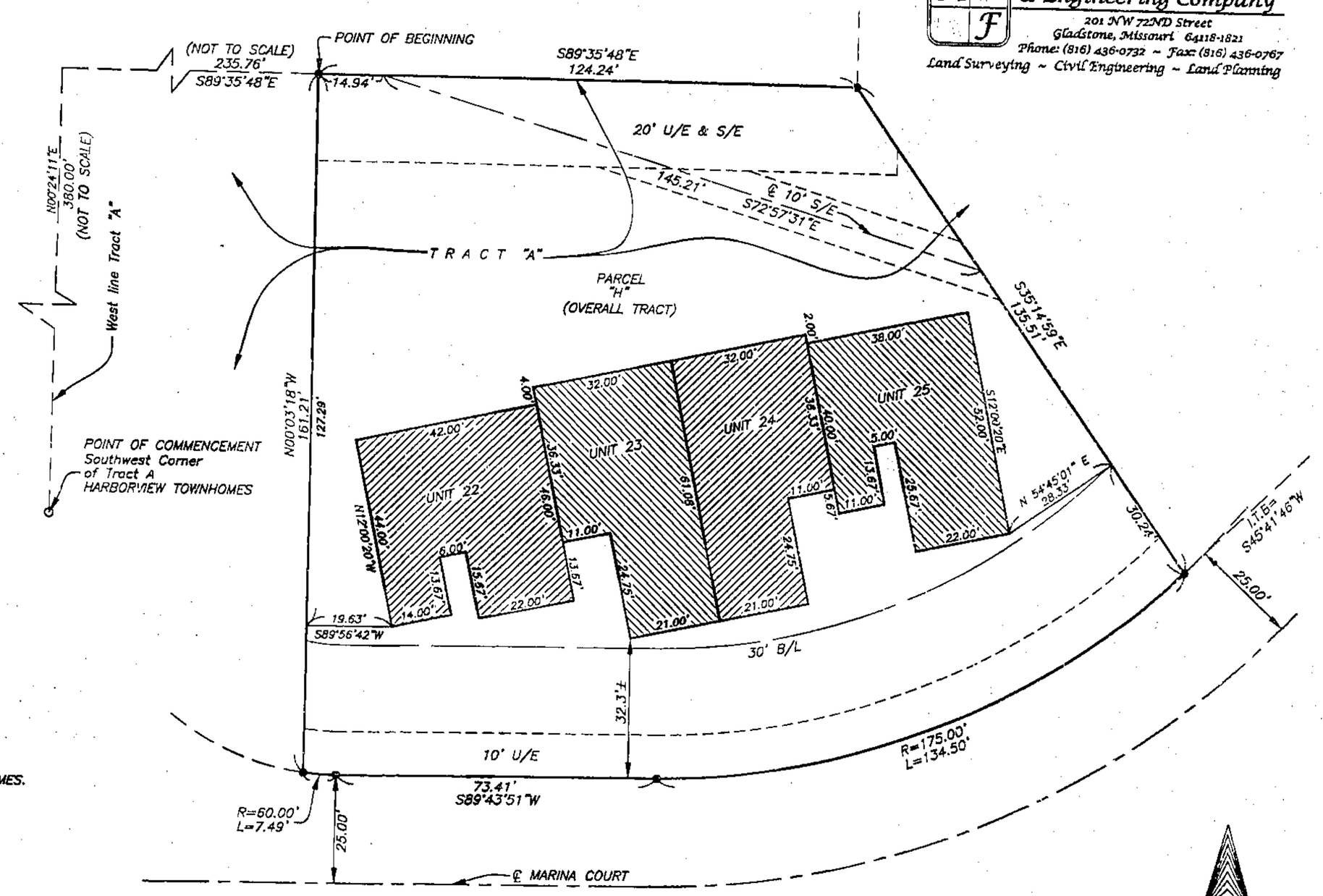
Prepared By:
Aylett, Flowers Survey & Engineering Company
201 NW 72ND Street
Gladstone, Missouri 64118-1821
Phone: (816) 436-0732 ~ Fax: (816) 436-0767
Land Surveying ~ Civil Engineering ~ Land Planning

DESCRIPTION:

All that part of TRACT A, HARBORVIEW TOWNHOMES, a subdivision of land in Smithville, Clay County, Missouri, described as follows: Commencing at the Southwest corner of said Tract A; thence North 00 degrees 24 minutes 11 seconds East along the West line of said Tract A, a distance of 380.00 feet; thence South 89 degrees 35 minutes 48 seconds East, a distance of 235.76 feet to the Point of Beginning of the tract of land herein to be described; thence continuing South 89 degrees 35 minutes 48 seconds East, a distance of 124.24 feet; thence South 35 degrees 14 minutes 59 seconds East, a distance of 135.51 feet to the Northerly right-of-way line of Marina Court; thence Southwesterly along said right-of-way line along a curve to the right having an initial tangent bearing of South 45 degrees 41 minutes 46 seconds West and a radius of 175.00 feet, an arc distance of 134.50 feet; thence continuing along said right-of-way line South 89 degrees 43 minutes 51 seconds West, a distance of 73.41 feet; thence continuing along said right-of-way line Westerly along a curve to the right being tangent to the last described course and having a radius of 60.00 feet, an arc distance of 7.49 feet; thence North 00 degrees 03 minutes 18 seconds West, a distance of 161.21 feet to the Point of Beginning.

STATE OF MO.
CLAY COUNTY
I CERTIFY RESW. REC'D
2003 JUL 17 P 3:21
BOOK
PAGE 149
ROBERT T. SEVIER
RECORDER OF DEEDS

S07354



General Notes

1. No Title Commitment furnished.
2. This tract contains 26,310 square feet or 0.60 Acres, more or less.
3. Bearing System is based on the recorded plat of HARBORVIEW TOWNHOMES.
4. All angles on building are 90° unless noted otherwise.

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement

● Set 1/2" Iron Bar with Plastic Cap #2074
○ Existing Rebar

SCALE: 1" = 20'
20 10 0 20

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 this 15th day of July, 2003.

CRAIG PORTER DEVELOPMENT, L.L.C.

Craig A. Porter, Manager

STATE OF MISSOURI }s.s.
COUNTY OF CLAY }

On this 15th day of July, 2003, 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.

My Commission Expires: JANUARY 1, 2006

Notary Public - Notary Seal
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. OCT. 2,2006

NOTARY PUBLIC

Prepared For:
CRAIG PORTER DEV., INC.
07/09/03

JOB NUMBER
41768

41768BLSA.DWG(ALH)

NOTE: This survey meets the accuracy requirements for a Suburban Class of Property.

I hereby certify: that this Certificate of Survey 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. : further certify that I have complied with all statutes, ordinances and regulations governing the subdivision, platting and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 7-09-03

STATE OF MISSOURI
SAM ANTHONY AYLETT
NUMBER LS-2074
REGISTERED LAND SURVEYOR

SAM A. AYLETT, LS-2074

Cal. D 8/4/03 pm

http://www.ClayCoGov.com