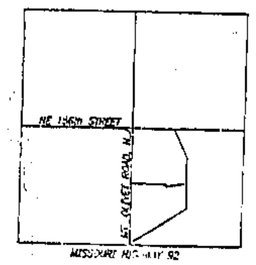
S14517

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
2003 AUG 12 8:45
ROBERT T. SEVIER
RECORDER OF DEEDS

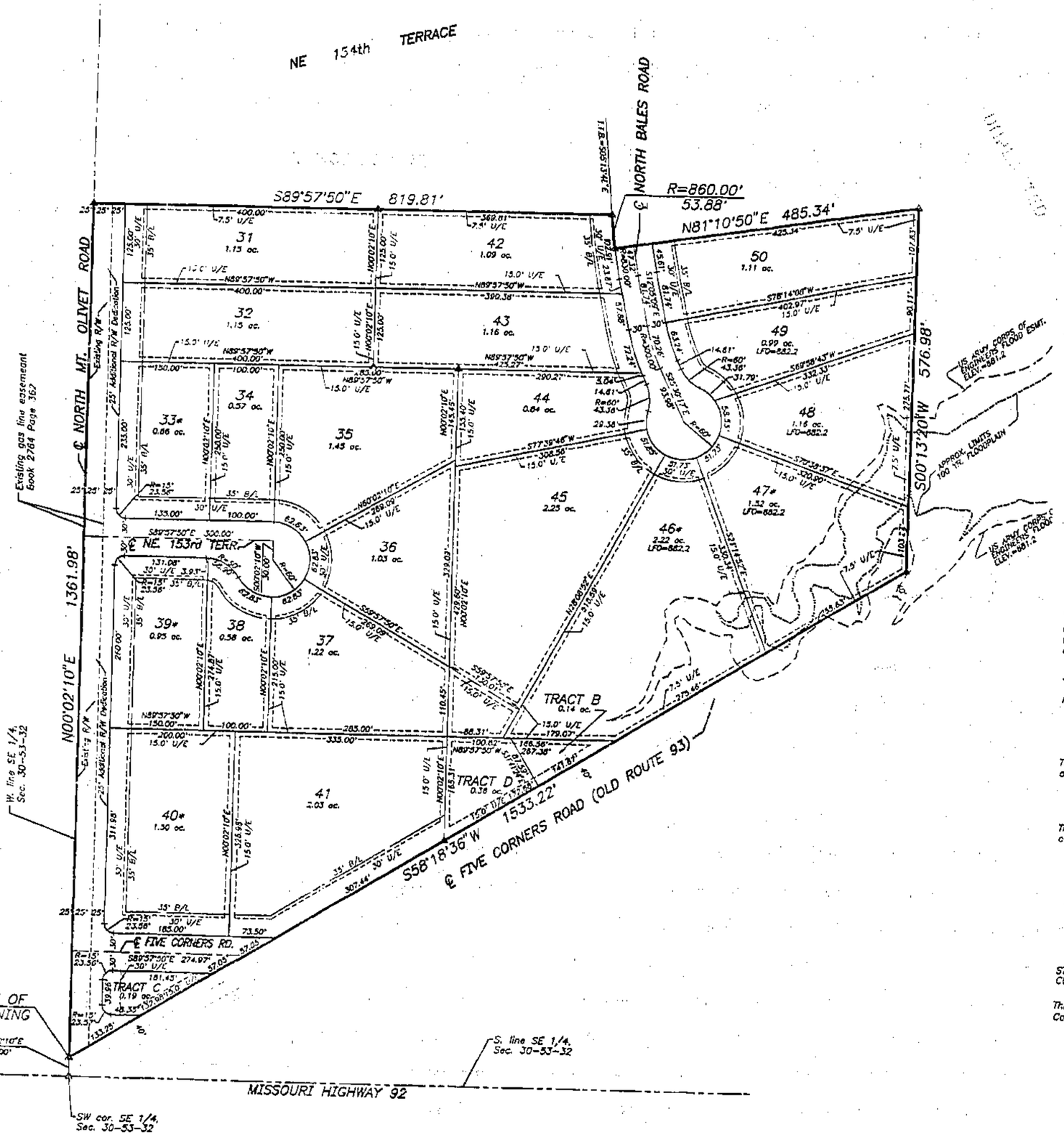
HARBORTOWNE SECOND PLAT

FINAL PLAT

A Major Subdivision Clay County, Missouri



Location Map



LEGEND:
B/L = Building Line
U/E = Utility Easement
△ Denotes Existing Monument
▲ Denotes Monument to be set after construction of Utilities and Streets.
FO = Lowest Floor Opening

Notes:
1. Tract D is reserved for Sanitary Sewer Pump Station.
2. Tracts B & C are reserved for landscaped area to be maintained by The Homeowners Association.

I hereby certify that the plat of HARBORTOWNE SECOND PLAT 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: 7-31-03 STATE OF MISSOURI KURTIS SAMUEL AYLETT, LS-2074 REGISTERED LAND SURVEYOR

LEGAL DESCRIPTION:
All that part of the Southeast Quarter of Section 30, Township 53, Range 32, in Clay County, Missouri described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North 00 degrees 02 minutes 10 seconds East, along the West line of said Southeast Quarter, a distance of 30.00 feet to the Point of Beginning of the tract of land herein to be described; thence continuing North 00 degrees 02 minutes 10 seconds East, along the West line of said Southeast Quarter, a distance of 1361.98 feet to the Southwest corner of HARBORTOWNE, a subdivision of land in Clay County, Missouri; thence South 89 degrees 57 minutes 50 seconds East, along the South line of said HARBORTOWNE, a distance of 819.81 feet to a point on the West right-of-way line of North Bales Road, thence Southerly, along said West right-of-way line, along a curve to the left, having an initial tangent bearing of South 05 degrees 13 minutes 48 seconds East and a radius of 860.00 feet, an arc distance of 53.88 feet; thence North 81 degrees 10 minutes 50 seconds East, along the South line of HARBORTOWNE, a distance of 485.34 feet to the Southeast corner of said HARBORTOWNE; thence South 00 degrees 13 minutes 20 seconds West, a distance of 576.98 feet to a point on the North right-of-way line of Five Corners Road, as now established; thence South 58 degrees 18 minutes 36 seconds West, along the North right-of-way line of Five Corners Road, a distance of 1533.22 feet to the Point of Beginning. Said tract of land contains 28.54 acres, more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "HARBORTOWNE SECOND PLAT".

EASEMENTS: An easement or license is hereby granted to Clay County, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U.E.). All of the above 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 structures (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Clay County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonable necessary in exercising the rights granted by the easement.

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

TRACT D: Tract D is herein dedicated to the City of Smithville, Clay County, Missouri for public use.

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.

NOTE: Sidewalks shall be constructed on both sides of N.E. 153rd Terrace and N. Bales Road.

NOTE: No fences, trees, plantings or other visual obstructions greater than 30 inches in height above the adjacent street pavement shall be permitted on Tract C without the approval of the County Highway Administator.

* NOTE: There shall be no direct vehicular access to North Mt. Olivet Road from Lots 33, 35 and 40. And no access to Five Corners Road from Lots 45 and 47.

NOTE: The subject property was rezoned to R-1B by the Clay County Comission on November 18, 1999 by Resolution No 99-528.

IN TESTIMONY WHEREOF, MICHAEL JOHNSON DEVELOPMENT, L.L.C., a Missouri Limited Liability Corporation, has by the authority of its Members caused this instrument to be executed by its Managing Member this 31st day of July, 2003.

MICHAEL JOHNSON DEVELOPMENT, L.L.C.

Michael Johnson, Managing Member

STATE OF MISSOURI } s.s.
COUNTY OF CLAY

On this 31ST day of July, 2003, before me appeared Michael Johnson to me personally known who being by me duly sworn did say that he is the manager of MICHAEL JOHNSON DEVELOPMENT, L.L.C. and that said instrument was signed in behalf of said corporation by authority of its Members and said Michael Johnson acknowledged said instrument to be the free act and deed of said corporation.

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

STANLEY HAYES ELSER
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Aug. 21, 2006

My Commission Expires:

NOTARY PUBLIC

This plat of HARBORTOWNE SECOND PLAT has been submitted to and approved by the Clay County Planning Commission this 4th day of February, 2003.

COUNSELOR — CHAIRMAN — DIRECTOR

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this 24th day of February, 2003.

Presiding Commissioner

County Clerk — Western District Commissioner

Eastern District Commissioner

STATE OF MISSOURI } s.s.
COUNTY OF CLAY

This is to certify that this instrument was filed for record in the Recorder Of Deeds Office on the _____ day of _____, 2003, in Cabinet _____, Sleeve _____ at _____ PM/AM O'Clock.

DEPUTY — RECORDER OF DEEDS

Calc. F
9/16/03 DM

FINAL PLAT
HARBORTOWNE SECOND PLAT
CLAY COUNTY, MISSOURI

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

Prepared For:
MICHAEL JOHNSON DEVELOPMENT, L.L.C.
12601 N. AGNES
KANSAS CITY, MO 64116

Drawn By: MS	File Name: 37780FPB	SEC: 30-53-32	Date: July 31, 2003	Job No: 37780

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