Clay County, Missouri
Land Survey Document

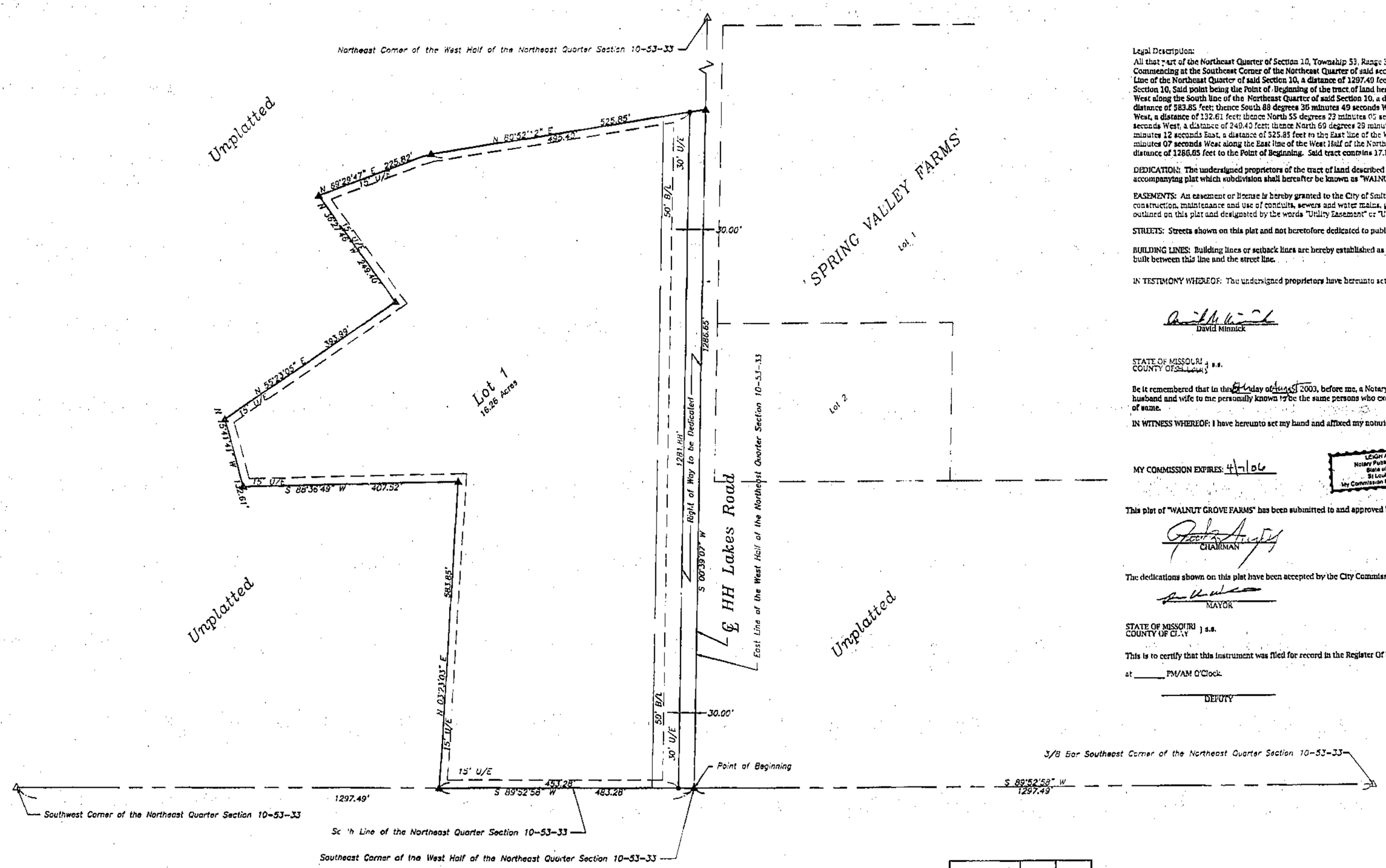
WALNUT GROVE FARMS

FINAL PLAT

City of Smithville, Clay County, Missouri

S:17182

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
2003 AUG 26 A 10:28
ROBERT T. SEVIER
RECORDER OF DEEDS
By Mindy Mulraji Deputy



Legal Description:
All that part of the Northeast Quarter of Section 10, Township 53, Range 33, in the City of Smithville, Clay County, Missouri, described as follows: Commencing at the Southeast Corner of the Northeast Quarter of said section 10; thence South 89 degrees 52 minutes 58 seconds West along the South Line of the Northeast Quarter of said Section 10, a distance of 1297.40 feet to the Southeast Corner of the West Half of the Northeast Quarter of said Section 10, Said point being the Point of Beginning of the tract of land hereto to be described; thence continuing South 89 degrees 52 minutes 58 seconds West along the South line of the Northeast Quarter of said Section 10, a distance of 483.28 feet; thence North 03 degrees 23 minutes 03 seconds East, a distance of 581.85 feet; thence South 88 degrees 36 minutes 49 seconds West, a distance of 407.52 feet; thence North 15 degrees 41 minutes 41 seconds West, a distance of 132.61 feet; thence North 55 degrees 23 minutes 05 seconds East, a distance of 393.09 feet; thence North 38 degrees 27 minutes 46 seconds West, a distance of 249.40 feet; thence North 69 degrees 29 minutes 47 seconds East, a distance of 225.82 feet; thence North 80 degrees 52 minutes 12 seconds East, a distance of 525.85 feet to the East line of the West Half of the Northeast Quarter of said Section 10; thence South 00 degrees 39 minutes 07 seconds West along the East line of the West Half of the Northeast Quarter of said Section 10, also being the centerline of HH Lakes Road, a distance of 1286.65 feet to the Point of Beginning. Said tract contains 17.14 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 "WALNUT GROVE FARMS".

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: The undersigned proprietors have hereunto set their hands this 6th day of August 2003.

David Minnick — Nancy Minnick

STATE OF MISSOURI
COUNTY OF ~~St. Louis~~ } s.s.

Be it remembered that in this 6th day of August 2003, before me, a Notary Public in and for said County and State, came David Minnick and Nancy Minnick, husband and wife to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri on the day and year last written.

MY COMMISSION EXPIRES: 4-7-06

LEIGH A. STUDEY
Notary Public-Notary Seal
State of Missouri
St Louis County
My Commission Expires Apr 7, 2006

NOTARY PUBLIC

This plat of "WALNUT GROVE FARMS" 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 CLAY } 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 Cabinet _____, Sleeve _____ at _____ PM/AM O'Clock.

DEPUTY — REGISTER OF DEEDS

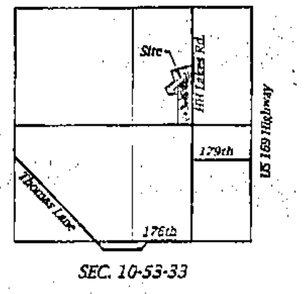
I hereby certify, that the plat of WALNUT GROVE FARMS subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of 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: 8-1-03 — STATE OF MISSOURI — SAM ALAVI — NUMBER LS-2074 — REGISTERED LAND SURVEYOR — EXPIRES 12/31/2004

SCALE: 1" = 100'
100 50 0 100

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

△ 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
✱ Denotes Spindle Spike to be set



SEC. 10-53-33

Location Map

Cub F
9/4/03 DM

RECEIVED AUG 12 2003

FINAL PLAT
WALNUT GROVE FARMS
CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI

Aylett, Flowers Survey & Engineering Company
201 NW 72ND Street-Gladstone, Missouri 64118-1821
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Land Surveying ~ Civil Engineering ~ Land Planning

Prepared For:
DAVID AND NANCY MINNICK
18100 HH LAKES ROAD
SMITHVILLE, MO 64089

Drawn By: KLM | File Name: 40448FPA | SEC: 10-53-33 | Date: March 15, 2003 | Job No: 40448

http://www.ClayGov.com