Clay County, Missouri
Land Survey Document

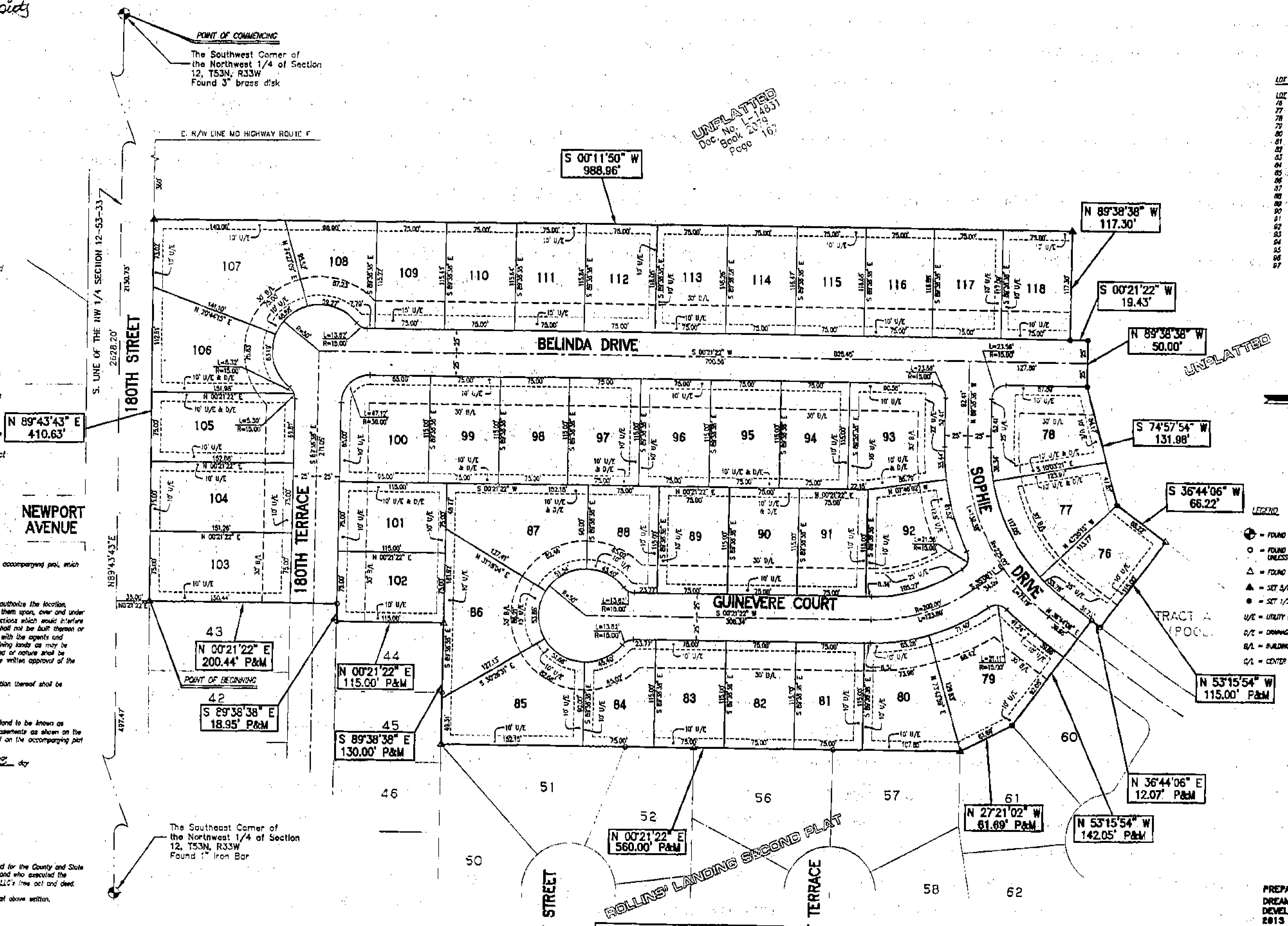
S89241

STATE OF MO. CLAY COUNTY
I CERTIFY INSTR. REC'D
2004 AUG 18 A 8:31
Cab E Sl 140
ROBERT T. SEVIER
RECORDER OF DEEDS
by Mindy Metcalf Deputy

ROLLINS' LANDING THIRD PLAT

FINAL PLAT

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



LOT AREA TABLE

LOT	SQUARE FEET	LOT	SQUARE FEET
76	8,710	98	8,625
77	9,004	99	8,625
78	10,608	100	10,732
79	13,143	101	8,625
80	14,641	102	8,625
81	8,625	103	11,314
82	8,625	104	11,375
83	8,625	105	11,435
84	7,848	106	11,769
85	13,110	107	13,148
86	12,483	108	8,404
87	13,073	109	8,649
88	7,848	110	8,665
89	8,625	111	8,680
90	8,625	112	8,696
91	8,625	113	8,712
92	11,202	114	8,727
93	11,625	115	8,743
94	8,625	116	8,758
95	8,625	117	8,774
96	8,625	118	8,790
97	8,625		

LEGEND

- = FOUND SECTION CORNER MONUMENT AS NOTED
- ○ = FOUND 1/2" IRON BAR WITH PLASTIC CAP STAMPED "MO2000 151303" UNLESS NOTED OTHERWISE
- △ = FOUND 5/8" IRON BAR WITH ALUMINUM CAP STAMPED "MO2000 151303"
- ▲ = 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

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 Southwest corner of said Northwest Quarter; THENCE North 85 degrees 43 minutes 43 seconds East on the South line of said Northwest Quarter, 2130.73 feet to a point on the Southerly extension of the West line of Lot 43, Rollins' Landing Second Plat, a Clay County Subdivision of record; THENCE North 00 degrees 21 minutes 22 seconds East on said extension, 35.00 feet to the Southwest corner of said Lot 43 being on the North Right of Way line of 180TH street and the POINT OF BEGINNING; THENCE continuing North 00 degrees 21 minutes 22 seconds East on the West line of said lot 43, 205.44 feet to the Northerly Right of Way line of 180TH Terrace; THENCE South 89 degrees 38 minutes 38 seconds East on the said North Right of Way line, 18.95 feet to the Southwest Corner of Lot 44, Rollins' Landing Second Plat; THENCE North 00 degrees 21 minutes 22 seconds East on the west line of said lot 44, 115.00 feet to the Northwest corner of said lot 44; THENCE South 89 degrees 38 minutes 38 seconds East on the North line of lots 44 and 45, Rollins' Landing Second Plat, 130.00 feet to the Southwest corner of Lot 51, Rollins' Landing Second Plat; THENCE North 00 degrees 21 minutes 22 seconds East on the West line of Lots 51, 52, 56, and 57 Rollins' Landing Second Plat, 560.00 feet to the Southwest corner of Lot 61, Rollins' Landing Second Plat; THENCE North 27 degrees 21 minutes 02 seconds West on the westerly line of said lot 61, 61.69 feet to the Southerly most corner of Lot 60, Rollins' Landing Second Plat; THENCE North 53 degrees 15 minutes 54 seconds West on the Southerly line of said lot 60 and its westerly extension, 142.05 feet to the North Right of Way line of Sophie Drive; THENCE North 36 degrees 44 minutes 06 seconds East on said North Right of Way line, 12.07 feet to the southerly most corner of Tract "A", Rollins' Landing Second Plat; THENCE North 53 degrees 15 minutes 54 seconds West on the Southerly line of said Tract "A" 115.00 feet to the westerly most corner of said Tract "A"; THENCE South 36 degrees 44 minutes 06 seconds West, 66.22 feet; THENCE South 74 degrees 57 minutes 54 seconds West, 131.59 feet; THENCE North 89 degrees 38 minutes 38 seconds West, 50.00 feet; THENCE South 00 degrees 21 minutes 22 seconds West, 19.43 feet; THENCE North 89 degrees 38 minutes 38 seconds West, 117.30 feet to the East line of a tract of land conveyed in document No. I-14831 in book 2079 at page 167; THENCE South 00 degrees 11 minutes 50 seconds West on said East line, 988.96 feet to the North Right of Way line of said 180TH Street; THENCE North 89 degrees 43 minutes 43 seconds East on said North Right of Way line, 410.63 feet to the POINT OF BEGINNING, containing 11.94 acres.

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 THIRD 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 thereto 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.

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 THIRD 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.

IN TESTIMONY WHEREOF: Richard L. Davis, manager Dream Home Development, LLC has caused these presents to be signed this 3 day of May 2004

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

STATE OF MISSOURI }
COUNTY OF } SS

BE IT REMEMBERED: that on this 09 day of May 2004 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 WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in said County, the day and year last above written.

[signature] Dec 2, 2005
Notary Public in and for said County and State — My commission expires

ACKNOWLEDGMENTS

The within plat was duly submitted to and approved by the Planning Commission of Smithville, Missouri, this 1 day of April 2004

[signature] CHAIRMAN — [signature] SECRETARY

This plat has been approved by the City Council of Smithville, Missouri, this 20 day of April 2004

[signature] MAYOR — Attest [signature] CITY CLERK

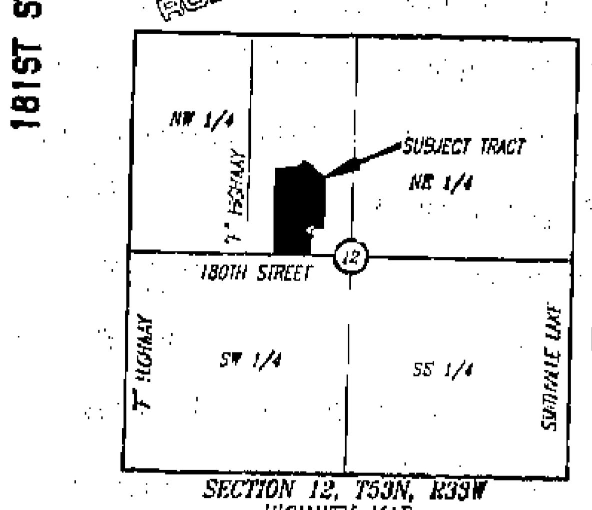
Entered on transfer record this ____ day of ____________ 20__

____
County Recorder

RECEIVED MAY - 3 2004

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. MC38183, EFFECTIVE OCTOBER 15, 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. 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. 290086-0025-A, DATED MARCH 18, 1980.
5. 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.
6. THE SUBJECT TRACT CONTAINS 11.94 ACRES MORE OR LESS.



SECTION 12, T53N, R33W
VICINITY MAP

SURVEYOR'S CERTIFICATION

I hereby certify that the within plat of "ROLLINS' LANDING THIRD 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.

AS AGENT OF PHOENIX ENGINEERING AND SURVEYING, LLC

FEBRUARY 17, 2004
DATE OF SURVEY

PREPARED FOR:
DREAM HOME DEVELOPMENT, LLC
2813 NW BRIELLE CT.
BLUE SPRINGS, MO 64015
(816) 365-1396

PREPARED BY:
PHOENIX ENGINEERING & SURVEYING, LLC

PROJECT NO.	03012A	LAST REVISION:	2-17-04
PROJECT NAME	ROLLINS' LANDING		
DIR. & DWG. NAME	H:/PROJECTS/03012/DWG/FINAL-PLAT.DWG		

SHEET 1 OF 1 — M5333-12

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