Clay County, Missouri
Land Survey Document

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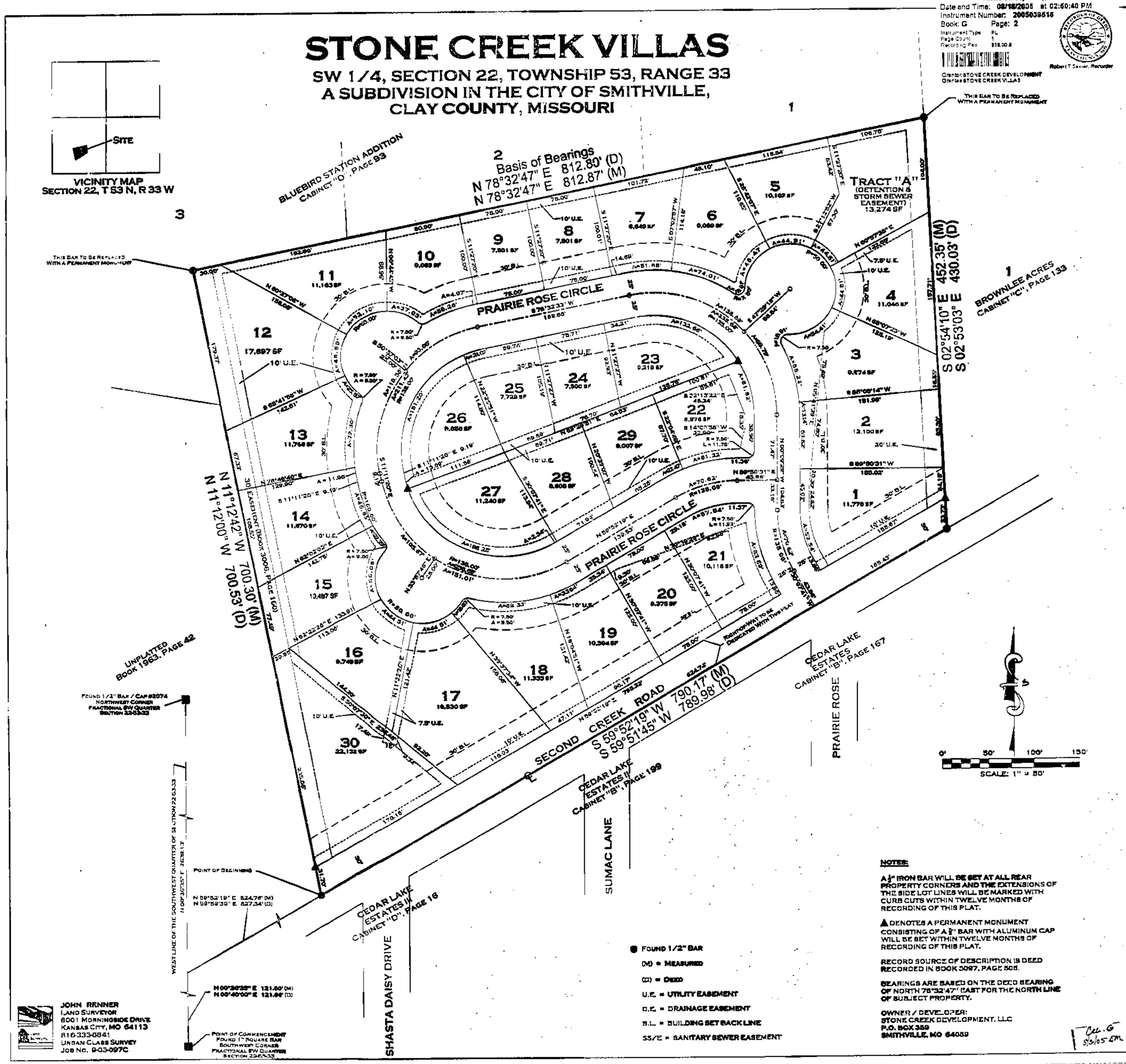
Grantor: STONE CREEK DEVELOPMENT
Grantee: STONE CREEK VILLAS
Robert T. Sauer, Recorder

STONE CREEK VILLAS

SW 1/4, SECTION 22, TOWNSHIP 53, RANGE 33
A SUBDIVISION IN THE CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI



NOTES:

A ½" IRON BAR WILL BE SET AT ALL REAR PROPERTY CORNERS AND THE EXTENSIONS OF THE SIDE LOT LINES WILL BE MARKED WITH CURB CUTS WITHIN TWELVE MONTHS OF RECORDING OF THIS PLAT.

▲ DENOTES A PERMANENT MONUMENT CONSISTING OF A ½" BAR WITH ALUMINUM CAP WILL BE SET WITHIN TWELVE MONTHS OF RECORDING OF THIS PLAT.

RECORD SOURCE OF DESCRIPTION IS DEED RECORDED IN BOOK 5097, PAGE 505.

BEARINGS ARE BASED ON THE DEED BEARING OF NORTH 78°32'47" EAST FOR THE NORTH LINE OF SUBJECT PROPERTY.

OWNER / DEVELOPER:
STONE CREEK DEVELOPMENT, LLC
P.O. BOX 359
SMITHVILLE, MO 64089

● FOUND 1/2" BAR
(M) = MEASURED
(D) = DEED
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
B.L. = BUILDING SET BACK LINE
SS/E = SANITARY SEWER EASEMENT

JOHN RENNER
LAND SURVEYOR
6001 MORNINGSIDE DRIVE
KANSAS CITY, MO 64113
816-333-0841
URBAN CLASS SURVEY
Job No. 9-03-097C

PLAT DEDICATION

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "STONE CREEK VILLAS".

EASEMENT DEDICATION

AN EASEMENT IS HEREBY GRANTED TO SMITHVILLE, 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, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. 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 STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES 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 OF 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 DIRECTOR OF PUBLIC WORKS, AS TO UTILITY EASEMENTS AND/OR THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

STREET DEDICATION

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY 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 LOT LINE NEAREST THERETO.

OPEN SPACE DEDICATION

THE DEVELOPER ELECTS TO PAY THE CITY OF SMITHVILLE, MISSOURI, A SUM OF MONEY AS AGREED ON BY THE DEVELOPER AND THE CITY IN LIEU OF REQUIRED DEDICATION OF OPEN SPACE.

IN TESTIMONY THEREOF, STONE CREEK DEVELOPMENT, LLC. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 15 DAY OF FEBRUARY, 2005.

H. LEE SMITH FOR STONE CREEK DEVELOPMENT, LLC

NOTARY CERTIFICATION
STATE OF MISSOURI)
COUNTY OF CLAY) SS: Platte

BE IT REMEMBERED THAT ON THIS 15 DAY OF February, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME H. LEE SMITH, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN BY ME, DID SAY THAT HE IS AN AUTHORIZED AGENT FOR STONE CREEK DEVELOPMENT, LLC, OWNER OF THE PROPERTY SHOWN HEREON, AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE ON THE DATE HEREIN LAST ABOVE WRITTEN.

ROBIN L. SOWARD
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned in Platte County
My Commission Expires: 5/10/2007

MY COMMISION EXPIRES: 5/10/2007
NOTARY PUBLIC

THIS PLAT OF STONE CREEK VILLAS HAS BEEN SUBMITTED TO AND APPROVED BY THE SMITHVILLE PLANNING AND ZONING COMMISSION THIS 2ND DAY OF DECEMBER, 2004.

(SEAL) CHAIRMAN

SECRETARY

THIS PLAT APPROVED BY THE BOARD OF ALDERMEN OF SMITHVILLE, MISSOURI, THIS 21ST DAY OF DECEMBER, 2004.

(SEAL) MAYOR

ATTEST: CITY CLERK

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS _____ DAY OF _____
IN BOOK _____ AT PAGE _____

DEPUTY — REGISTER OF DEEDS

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT OF STONE CREEK VILLAS IS BASED ON AN ACTUAL SURVEY DONE UNDER MY DIRECT SUPERVISION AND MEETS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

JOHN W. RENNER, MO. L.S. NO. 2000 — 2/15/05 DATE

LEGAL DESCRIPTION

ALL THAT PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 53, RANGE 33, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH-WEST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00°36'35" EAST (DEED = NORTH 00°40'00" EAST) ALONG THE WEST LINE OF SAID FRACTIONAL SOUTHWEST QUARTER A DISTANCE OF 121.80 FEET (DEED = 121.88 FEET) TO A POINT IN THE CENTERLINE OF THE COUNTY ROAD; THENCE NORTH 59°52'19" EAST (DEED = NORTH 59°59'30" EAST) ALONG SAID CENTERLINE A DISTANCE OF 824.76 FEET (DEED = 827.34 FEET) TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE NORTH 11°12'42" WEST (DEED = NORTH 11°12'00" WEST) A DISTANCE OF 700.30 FEET (DEED = 700.53 FEET); THENCE NORTH 78°32'47" EAST (MEASURED AND DEED) A DISTANCE OF 812.80 FEET (DEED = 812.87 FEET); THENCE SOUTH 02°54'10" EAST (DEED = SOUTH 02°52'03" EAST) A DISTANCE OF 452.35 FEET (DEED = 430.03 FEET - THIS DISTANCE IS AN OBVIOUS ERROR) TO A POINT IN THE CENTERLINE OF SAID COUNTY ROAD; THENCE SOUTH 59°52'19" WEST (DEED = SOUTH 59°51'45" WEST) ALONG SAID CENTERLINE A DISTANCE OF 790.17 FEET (DEED = 789.98 FEET) TO THE POINT OF BEGINNING, CONTAINING 10.18 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS OF RECORD.