Clay County, Missouri
Land Survey Document

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ROLLINS' LANDING FOURTH PLAT

FINAL PLAT

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

Recorded in Clay County, Missouri
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Robert T Bowler, Recorder
Grantor: DREAM HOME DEVELOPMENT
Grantee: ROLLINS LANDING FOURTH PLAT

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 89 degrees 43 minutes 43 seconds East on the South line of said Northwest Quarter, 1,360.20 Feet to a point on the Southerly extension of the East Right-of-Way line of Missouri Highway 71; Thence North 00°11'50" East on said East Right-of-Way Line 1245.30 feet to the Northwest Corner of a tract of land conveyed in Document No. L-14831 in Book 2079 at Page 167 and the POINT OF BEGINNING; THENCE continuing North 00°11'50" East on said East Right-of-Way Line 1021.23 feet to the Southwest Corner of a tract of land conveyed in Document No. F-14623 in Book 1630 at page 630; THENCE North 89°44'36" East, on the South Line of said tract, 1336.17 feet to the Northwest Corner of Tract A, Rollins' Landing First Plat, a Clay County Subdivision of record; THENCE South 00°25'20" West on the West line of said Tract A, 455.25 feet to the Northeast Corner of Lot 24 Rollins' Landing First Plat; THENCE South 52°49'57" West on the Northwesterly Line of said Lot 24, 102.75 feet to the Northwest Corner of said Lot 24; THENCE South 17°09'21" West on the West Line of said Lot 24, 55.74 feet to the Northwest Corner of Lot 25, Rollins' Landing First Plat; THENCE South 04°09'16" East on the West line of said Lot 25, 62.80 feet to the Northeast Corner of Lot 69, Rollins' Landing Second Plat, a Clay County Subdivision of record; THENCE South 84°42'00" West on the North Line of said Lot 69, 52.67 feet to the Northeast Corner of Lot 70, Rollins' Landing Second Plat; THENCE South 75°46'13" West on the North Line of said Lot 70, 103.65 feet to the Northeast corner of Lot 71, Rollins' Landing Second Plat; THENCE South 47°11'22" West on the Northwesterly Line of Lots 71 and 72, Rollins' Landing Second Plat, 159.04 feet to the Northwest Corner of said Lot 72; THENCE South 21°34'55" West on the West Line of said Lot 72 and the Westerly line of Lots 73 thru 75, Rollins' Landing Second Plat, 273.34 feet to the Northerly most Corner of Tract B, Rollins' Landing Second Plat; THENCE South 36°44'06" West on the Northwesterly Line of said Tract B and Lot 76, Rollins' Landing Second Plat, 183.55 feet to the Northwest Corner of Lot 77, Rollins' Landing Second Plat; THENCE South 74°57'54" West on the North Line of said Lot 77 and Lot 78, Rollins' Landing Second Plat, 131.98 feet to the East Right-of-Way Line of Belinda Drive; THENCE North 89°38'38" West, 50.00 feet to a point on the Northerly extension of the East line of Lot 118, Rollins' Landing 3rd Plat, a Clay County Subdivision of record; THENCE South 00°21'22" West on said Northerly extension, 19.43 feet to the Northeast Corner of said Lot 118; THENCE North 89°26'38" West on the North Line of said Lot 118, 117.30 feet to the Northwest Corner of said Lot 118 being on the East line of said Tract of land conveyed in Document No. L-14831; THENCE North 00°11'50" East, on said East line 221.34 feet to the Northeast Corner of said Tract THENCE South 89°43'43" West, 360.00 feet to the POINT OF BEGINNING, contains 27.117 acres, more or less.

DEDICATIONS

The undersigned owner of the hereon 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 FOURTH 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.

DRAINAGE EASEMENT: Areas designated hereon as "Drainage Easement" (D/E) are hereby dedicated to the City of Smithville, Missouri for the purpose of storm water drainage way, grading, detention, storm sewer pipes and appurtenances or for the purpose of constructing, maintaining, operating, removing and replacing storm water drainage facilities in accordance with plans and specifications approved by the City of Smithville. No fence, wall, planting, building, or other obstruction may be placed in or maintained in said easement hereby dedicated and there shall be no alteration of the grades or contours in said drainage easement without the approval of said City.
Any lot containing or adjacent to a Drainage Easement shall have a Minimum Building Opening Elevation restriction in that the Minimum Building Opening shall be at least 2 feet above the bottom of the swale (as shown on the asbuilt grading plan) contained within the Drainage Easement at a point adjacent to the building opening.

TRACTS: Tracts C&D are hereby dedicated to storm water drainage and is to be maintained by the Home Owners Association. Tracts C&D are hereby dedicated as a Conservation Easement. Clearing of trees and vegetation and grading within said tracts is hereby prohibited, except as directed by the City of Smithville, the Missouri Department of Natural Resources, or the U.S. Army Corps of Engineers.

DEDICATIONS

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 FOURTH 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 29th day of November, 2005.

Dream Home Development, LLC
BY: Richard L. Davis
Richard L. Davis, Manager

STATE OF MISSOURI)
) SS
COUNTY OF JOHNSON)

BE IT REMEMBERED: that on this 29th day of November, 2005, 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 THEREOF: I have hereunto set my hand and affixed my notarial seal at my office in said County the day and year last above written.

Notary Public in and for said County and State

11-12-09
My commission expires

" NOTARY SEAL "
Matthew D. Oetting, Notary Public
Lafayette County, State of Missouri
My Commission Expires 11/12/2009
Commission Number 05400042

ACKNOWLEDGMENTS

The within plat was duly submitted to and approved by the Planning Commission of Smithville, Missouri, this 4 day of August, 2005.

CHAIRMAN

SECRETARY

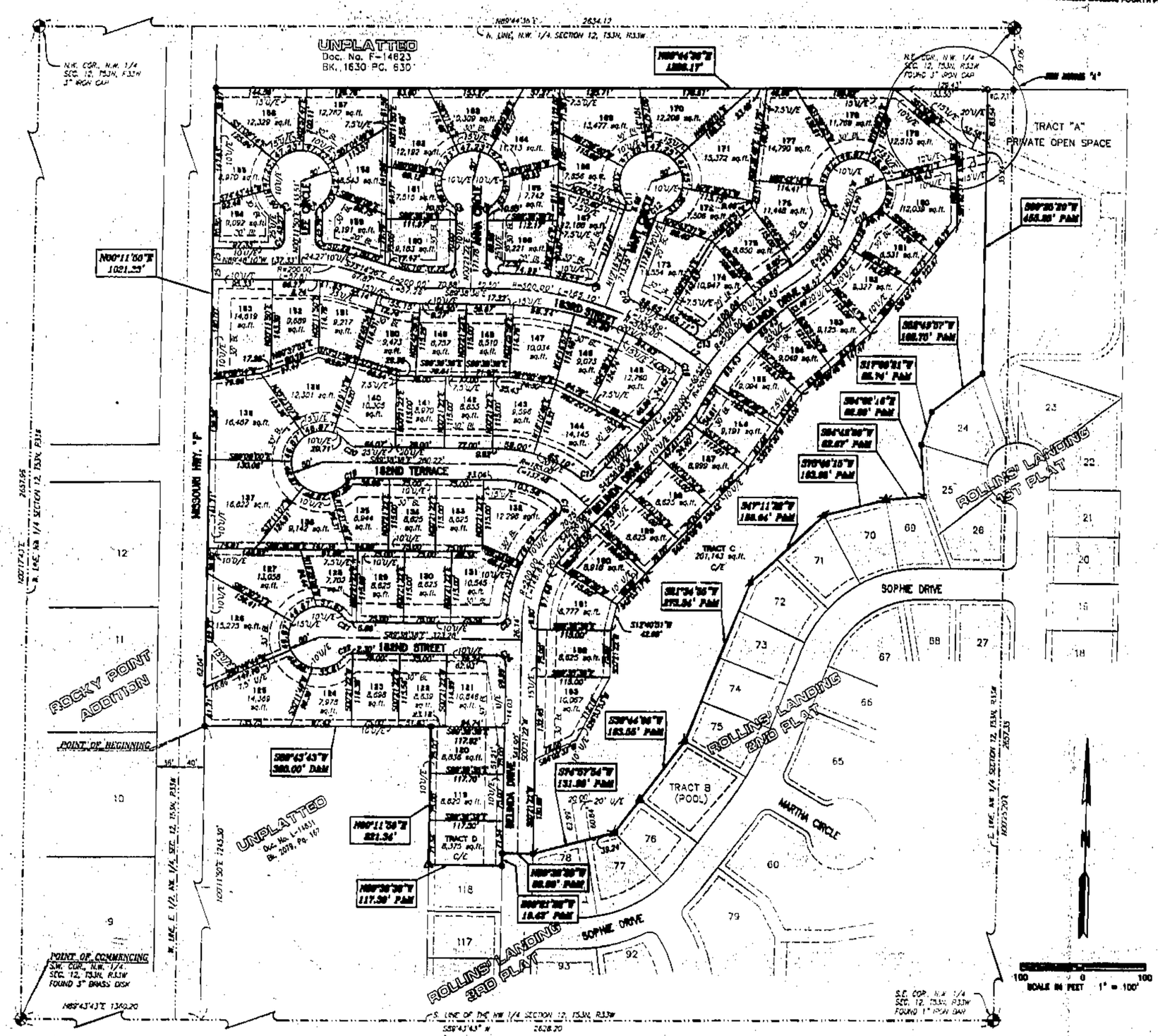
This plat has been approved by the City Council of Smithville, Missouri, this 16 day of August, 2005.

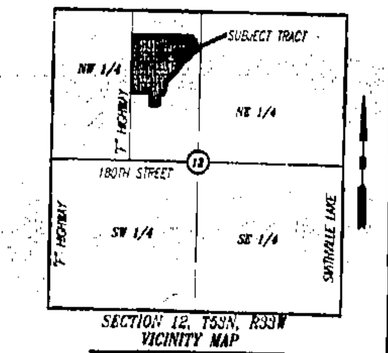
MAYOR

Attest: CITY CLERK

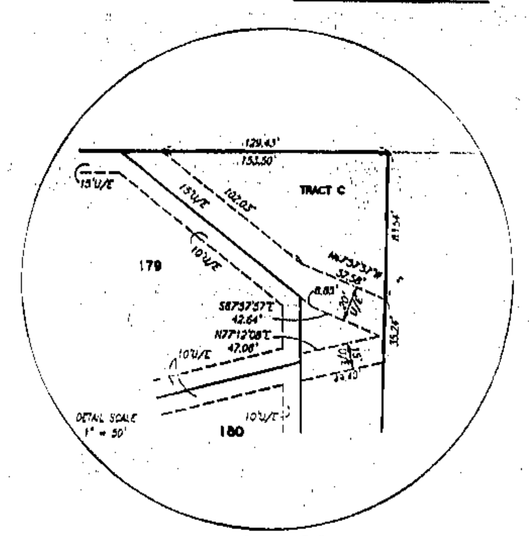
Entered on transfer record this ____ day of _____, 20__

County Recorder





SECTION 12, T53N, R33W
VICINITY MAP



DETAIL "A"

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/E = Conservation Easement

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. MO67974, effective May 11, 2005 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 close of property for the subject tract is considered "Union", 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 27.117 acres, more or less.

ARC TABLE

	RADIUS	ARC LENGTH		RADIUS	ARC LENGTH		RADIUS	ARC LENGTH
C1	15.00'	23.56'	C10	15.00'	22.45'	C19	15.00'	13.62'
C2	15.00'	22.36'	C11	15.00'	13.62'	C20	15.00'	13.62'
C3	15.00'	13.62'	C12	15.00'	13.62'	C21	15.00'	13.62'
C4	15.00'	13.62'	C13	15.00'	22.45'	C22	15.00'	13.62'
C5	15.00'	13.62'	C14	15.00'	14.24'	C23	15.00'	22.70'
C6	15.00'	13.62'	C15	15.00'	13.19'	C24	15.00'	23.56'
C7	15.00'	22.70'	C16	15.00'	22.45'		BEARING	DISTANCE
C8	15.00'	23.56'	C17	15.00'	22.64'	L1	S47°03'33"E	26.11'
C9	15.00'	22.45	C18	15.00'	25.00'	L2	N53°08'14"W	52.55'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: that this plat of "ROLLINS' LANDING FOURTH 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 established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, to the best of my professional knowledge and belief.

12/15/05
Wesley S. Scrogham, PLS-LS-2184
As agent for Phoenix Engineering & Surveying, LLC., Corp. L.S. 2000-151303

May 5, 2005
Date of Survey

WESLEY SCROGHAM NUMBER LS-2184 REGISTERED LAND SURVEYOR

PREPARED FOR:
DREAM HOME DEVELOPMENT, LLC
2818 NW BRIELLE CT.
BLUE SPRINGS, MO 64015
(816) 308-1213

PREPARED BY:
PHOENIX ENGINEERING & SURVEYING, LLC
CIVIL ENGINEERS · SURVEYORS · PLANNERS
3663 S. NOGUES TRAFFICWAY · SPRINGFIELD, MO 65803
(417) 863-9000 · Fax (417) 863-9700

PROJECT NO.	03012D
LAST REVISION:	07/08/05
PROJECT NAME	ROLLINS' LANDING FOURTH PLAT
DWG & DWG NAME	H:\PROJECTS\03012D\DWG\03012D-Final_PLAT.DWG

SHEET 1 OF 1 M5333-12

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