Clay County, Missouri
Land Survey Document

Recorded in Clay County, Missouri
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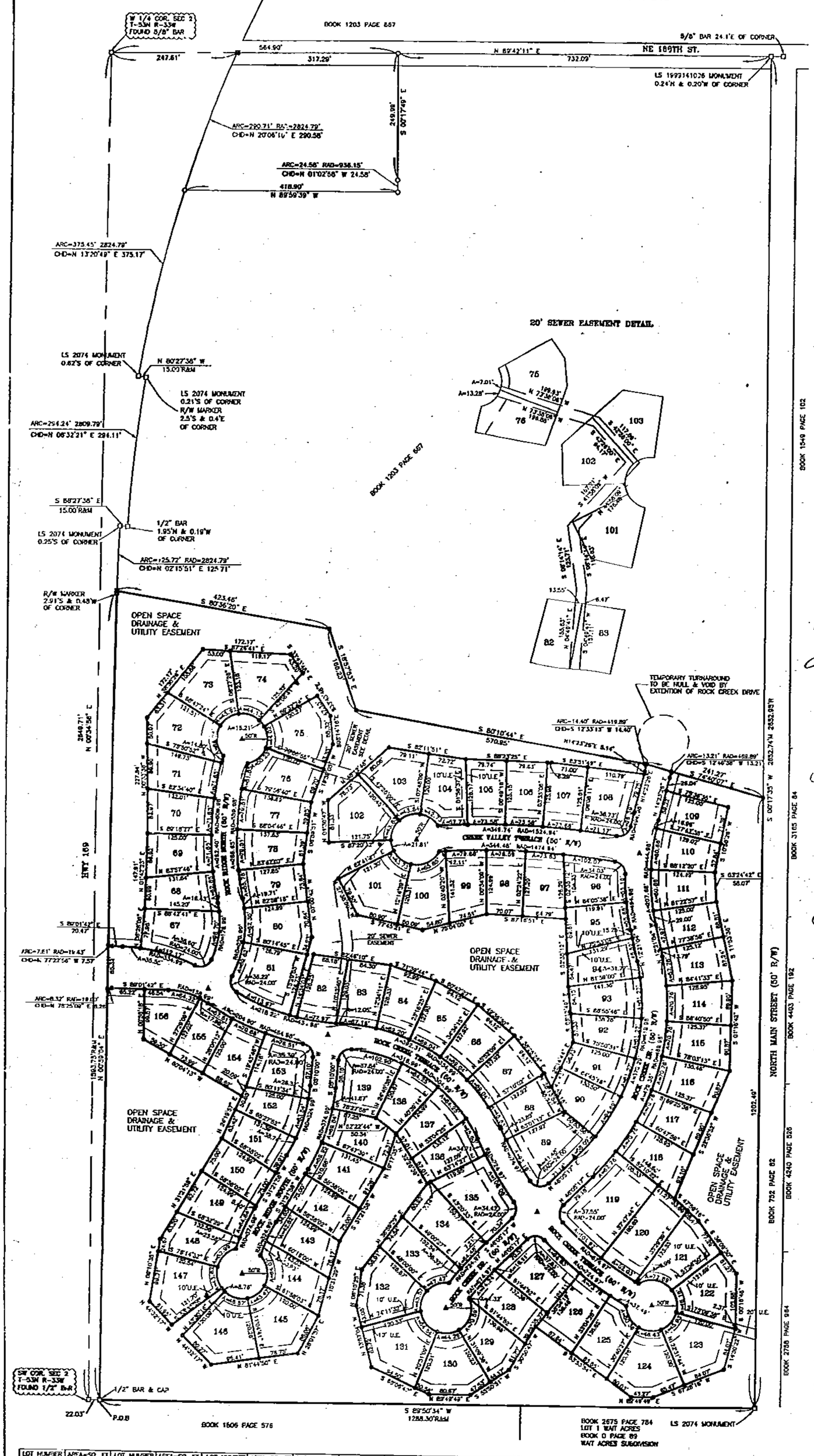
Robert T Sarver, Recorder
G:\ADV A & I DEVELOPMENT
G:\MN ROCK CREEK PLAT 1

ROCK CREEK PLAT 1

A SUBDIVISION IN THE SW 1/4 SEC 2 T-53N R-33W SMITHVILLE, CLAY COUNTY, MISSOURI



PROPERTY DESCRIPTION:

Commencing at the southwest quarter of Section 2, Township 53 North, Range 33 West, Clay County, Missouri; thence with the south line of said section north 89 degrees 50 minutes 34 seconds east 22.03 feet to the Point of Beginning, said point being on the eastern right-of-way line of Missouri Highway 169; thence along said right-of-way line north 00 degrees 58 minutes 50 seconds east 1594.23 feet; thence departing from said right-of-way line south 80 degrees 32 minutes 36 seconds east, 423.64 feet; thence south 18 degrees 57 minutes 53 seconds east, 166.23 feet; thence south 80 degrees 10 minutes 44 seconds east, 570.95 feet; thence south 74 degrees 40 minutes 07 seconds east, 241.27 feet; thence south 00 degrees 17 minutes 35 seconds west, 1202.49 feet to the south line of the southwest quarter of said section; thence along said line south 89 degrees 50 minutes 34 seconds west, 1288.30 feet to the Point of Beginning.

The above described tract of land contains 40.75 acres, more or less, exclusive of North Main Street right-of-way and Missouri Highway 169 right-of-way, and is subject to all recorded and unrecorded easements, restrictions and right-of-ways.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY that we have performed a survey and prepared the accompanying plat of the premises described hereon which meet or exceed the current Missouri Minimum Standards for Property Boundary Surveys as jointly adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

WITNESS hand and seal this Fourth (4th) day of February, 2005.

Richard L. Mattson, P.L.S.
Missouri P.L.S. 2674

STATE OF MISSOURI
LS 2674
RICHARD LEE MATTSON
3/9/05
REGISTERED LAND SURVEYOR

PLAT DEDICATION:

The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as:

"ROCK CREEK SUBDIVISION PLAT 1".

EASEMENT DEDICATION:

An easement is hereby granted to Smithville, Missouri, to locate, construct and maintain or to authorize the location, construction and maintenance of poles, wires, anchors, conduits and/or structures for water, gas, sanitary sewer storm sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or service, any or all of them upon, over, or under those areas outlined or designated upon this plat as "Utility Easements" (U.E.) or within any street or thoroughfare dedicated to public use or private alley o this plat.

BUILDING LINES:

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be located or built between this line and the lot line nearest thereto.

STREET DEDICATION:

Streets shown hereon and not heretofore dedicated for public use as street right-of-way and utility easement are hereby dedicated.

COMMON AREAS:

Areas designated as open space, drainage and utility easements shall be owned and maintained by the Rock Creek Homeowners Association.

IN WITNESS WHEREOF:

OWNER: A & I Development has caused these presents to be signed this 10th day of March, 2005, 2006

Jarrett Archdekin, Member — James D. Ingle, Member

STATE OF MISSOURI)
COUNTY OF Buchanan) SS;

On the day and year last above written, before me appeared Jarrett Archdekin, being by me personally known and by me duly sworn did say that he executed this instrument as his free act and deed.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal this 10th day of March, 2005, 2006

Renee L Middleton — My Commission Expires: 12/16/2006
Notary Public

"NOTARY SEAL"
Renee L. Middleton, Notary Public
Buchanan County, State of Missouri
My Commission Expires 12/16/2006

STATE OF MISSOURI)
COUNTY OF Buchanan) SS;

On the day and year last above written, before me appeared James D. Ingle, being by me personally known and by me duly sworn did say that he executed this instrument as his free act and deed.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal this 10th day of March, 2005, 2006

Renee L Middleton — My Commission Expires: 12/16/2006
Notary Public

"NOTARY SEAL"
Renee L. Middleton, Notary Public
Buchanan County, State of Missouri
My Commission Expires 12/16/2006

SMITHVILLE PLANNING AND ZONING COMMISSION:

This plat of Rock Creek Subdivision Plat 1 Addition has been submitted to and approved by the Smithville Planning and Zoning Commission on this 3 day of MARCH, 2005.

Chairman

CITY OF SMITHVILLE, MISSOURI:

This plat approved by the Board of Aldermen of Smithville, Missouri, this 15 day of MARCH, 2005.

Mayor

CLAY COUNTY RECORDER OF DEEDS:

Entered on transfer record this _____ day of _____, 2005.

County Recorder

SURVEYOR'S NOTES:

1. The bearing for the attached survey and reference to Missouri Western Zone Grid Bearings 1983 NAD. Coordinate values are for Missouri Western Zone coordinates 1983 NAD. Bearings or coordinates were determined by GPS Observation of Control Station CL-72, CL-73 and CL-77.

2. Setbacks for building construction are as follows: Front - 30 foot setback, Rear - 20 foot setback, Side-yards - 6 feet on one side and 10 feet on the other side of a zoning lot.

3. Utility easements as shown hereon are as follows: 15 foot utility easement front and 20 foot utility easement rear.

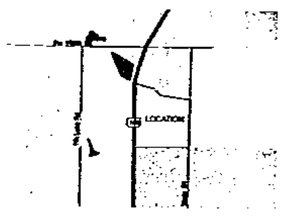
4. Boundary corners for subject property have been monumented. Permanent and semi-permanent monuments will be set at all lot corners as shown hereon after utility and street construction has been completed or within 12 months of the recording of said plat.

5. Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects classify this property as "urban" property.

6. Plat represents a boundary survey of the parcel shown. It is part of a parcel described in Clay County Deed Records at Book 1203, Page 667.

LOT NUMBER	AREA=SQ. FT.	LOT NUMBER	AREA=SQ. FT.	LOT NUMBER	AREA=SQ. FT.	LOT NUMBER	AREA=SQ. FT.	LOT NUMBER	AREA=SQ. FT.	LOT NUMBER	AREA=SQ. FT.
67	13755.5	84	10260.4	101	12586.9	118	11067.7	135	14562.1	152	8653.0
68	9589.3	85	10301.1	102	12598.1	119	20023.2	136	8942.5	153	11940.6
69	10086.4	86	10300.9	103	12451.9	120	13986.7	137	9144.3	154	10309.4
70	10702.1	87	10300.8	104	10813.4	121	11955.2	138	8323.0	155	9375.6
71	11177.5	88	10055.3	105	9881.1	122	12171.8	139	13029.9	156	9666.7
72	12546.1	89	14061.2	106	9593.7	123	13143.9	140	10307.5	OPEN SPACE	656903.5
73	12659.5	90	9564.2	107	9595.3	124	13446.6	141	10247.1		
74	12697.3	91	8655.6	108	12742.1	125	10687.9	142	9374.3		
75	12321.7	92	9089.8	109	9376.3	126	10959.5	143	10183.6		
76	10931.4	93	9532.4	110	8856.4	127	13102.0	144	10059.1		
77	9672.4	94	9702.7	111	8739.0	128	10172.7	145	12697.2		
78	9348.8	95	9950.3	112	9135.0	129	10242.6	146	13775.3		
79	9446.9	96	10775.9	113	9997.1	130	12420.1	147	12645.0		
80	11000.2	97	10047.5	114	10114.1	131	14178.7	148	10070.8		
81	14187.8	98	9265.8	115	10404.9	132	13382.9	149	10348.3		
82	9448.0	99	10190.0	116	10404.9	133	10777.9	150	9374.3		
83	10373.3	100	11149.6	117	10114.1	134	12465.1	151	9137.0		

PREPARED BY:
MIDLAND SURVEYING
RICHARD L. MATTSON
PLS 2674



VICINITY MAP
(NOT TO SCALE)

NORTH
1" = 100'

● = SET MONUMENT LC000120
□ = FOUND MONUMENT
○ = COMPUTED CORNER
■ = FOUND LC000120 MONUMENT
▲ = SET PERMANENT MARKER
R = RECORD DISTANCE
M = MEASURED DISTANCE
Δ = HWY. R/W MARKER

PREPARED FOR:
A & I DEVELOPMENT, LLC
PO BOX 809
SMITHVILLE, MISSOURI 64089

MIDLAND SURVEYING
LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4738 Frederick, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4832

FILE:	DATE:	SCALE:	REVISED:	SHEET NO.
ROCKCREEK	12/23/04	1"=100'		OF

Cal. B.
1/07/06

http://www.ClayCoGov.com