Clay County, Missouri
Land Survey Document

Recorded in Clay County, Missouri
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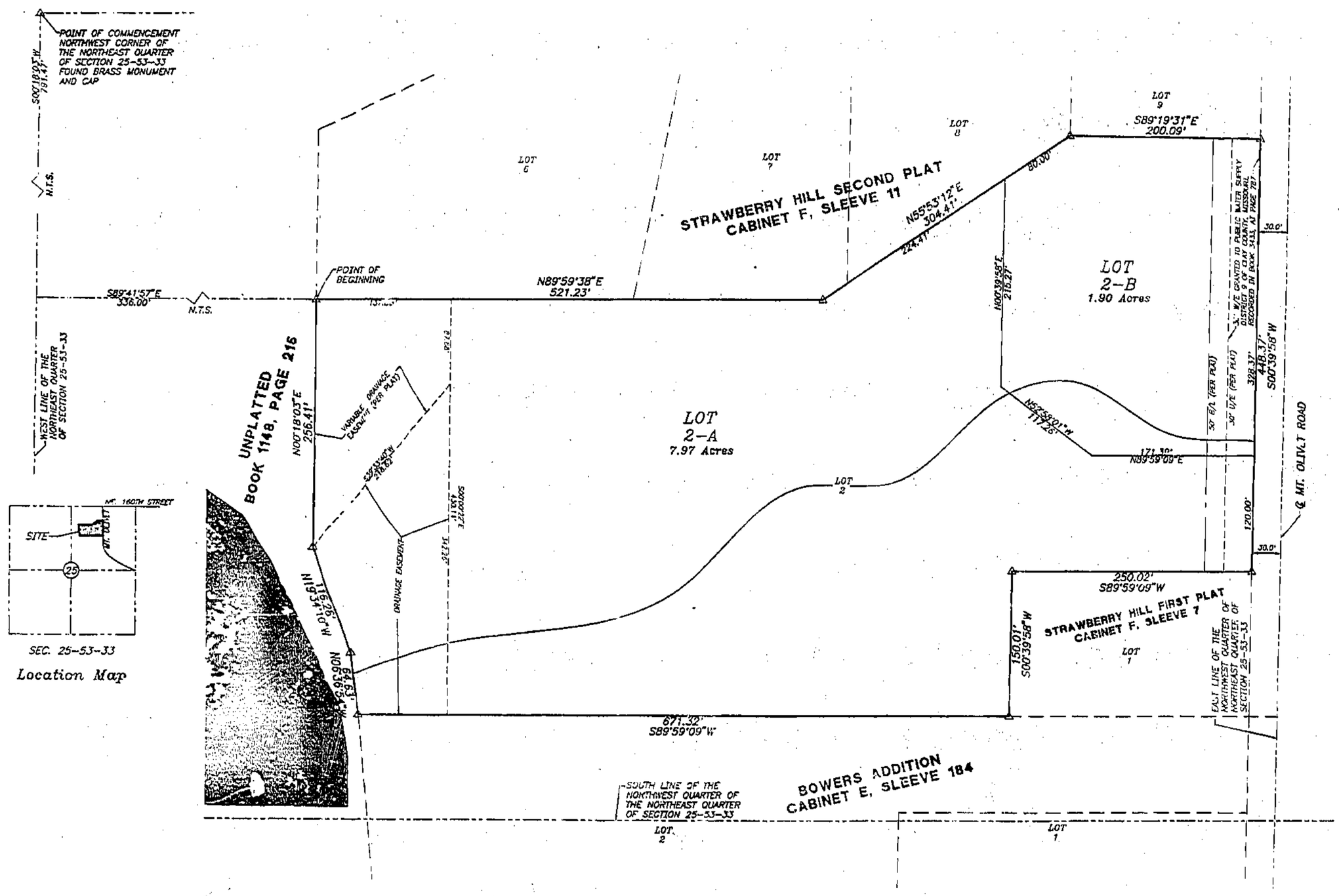
Robert T Sauer, Recorder
Grantor STARNES, DAN
Grantee STRAWBERRY HILL FIRST PLAT REPLAT

STRAWBERRY HILL FIRST PLAT, REPLAT OF LOT 2

FINAL PLAT

A Major Subdivision in Smithville, Clay County, Missouri



DESCRIPTION:

All of Lot 2, STRAWBERRY HILL FIRST PLAT, Smithville, Clay County, Missouri, being described as follows: Commencing at the Northwest corner of the Northeast Quarter of Section 25, Township 53, Range 33, Smithville, Clay County, Missouri; thence along the West line of said Northeast Quarter, South 00 degrees 18 minutes 03 seconds West, a distance of 791.47 feet; thence South 89 degrees 41 minutes 57 seconds East, a distance of 336.00 feet to the Northwest corner of said Lot 2, also being the Point of Beginning of the tract of land herein to be described; thence along the boundary of said Lot 2 the following 10 courses, North 89 degrees 59 minutes 38 seconds East, a distance of 521.23 feet; thence North 55 degrees 53 minutes 12 seconds East, a distance of 304.41 feet; thence South 89 degrees 19 minutes 31 seconds East, a distance of 200.09 feet to the Westerly Right-of-Way line of Mt. Olivet Road; thence along the Westerly Right-of-Way line of said Mt. Olivet Road, South 00 degrees 39 minutes 58 seconds West, a distance of 448.37 feet; thence South 89 degrees 59 minutes 09 seconds West, a distance of 250.02 feet; thence South 00 degrees 39 minutes 58 seconds West, a distance of 150.01 feet; thence South 89 degrees 59 minutes 09 seconds West, a distance of 671.32 feet; thence North 00 degrees 36 minutes 54 seconds West, a distance of 64.63 feet; thence North 19 degrees 34 minutes 10 seconds West, a distance of 116.26 feet; thence North 00 degrees 18 minutes 03 seconds East, a distance of 256.41 feet to the Point of Beginning. Said tract contains 9.87 acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "STRAWBERRY HILL FIRST PLAT, REPLAT OF LOT 2".

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", "U/E" or "Drainage Easement".

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: Dan Starnes and Robin Starnes, husband and wife, have subscribed their names this 23/23/06 day of Aug 2006.

Dan Starnes — Dan Starnes
Robin Starnes — Robin Starnes

STATE OF MISSOURI)
COUNTY OF Clay)S.S.

On this 23rd day of August, 2006, before me a notary public in and for said State, personally appeared Dan Starnes and Robin Starnes, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purpose therein stated.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.

My commission expires: 5-01-2009

NOTARY PUBLIC

DED SHRINER
Notary Public – Notary Seal
State of Missouri
Clay County
Commission # 06404519
My Commission Expires 05-01-2009

This plat of "STRAWBERRY HILL FIRST PLAT, REPLAT OF LOT 2" has been submitted to and approved by the Planning Commission this 8 day of August, 2006.

CHAIRMAN — SECRETARY

The dedications shown on this plat have been accepted by the Board of Aldermen of the City of Smithville, Missouri, this day of August, 2006.

MAYOR — CITY CLERK

STATE OF MISSOURI)
COUNTY OF _____)S.S.

This is to certify that this instrument was filed for record in the recorder Of Deeds Office on the _____ day of _____ 2006. In Book _____, Page _____ of _____ PM/AM O'Clock.

DEPUTY — RECORDER OF DEEDS

I hereby state that the plat of STRAWBERRY HILL FIRST PLAT, REPLAT OF LOT 2 subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further sign, seal and state 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: 6/16/06

STATE OF MISSOURI — MARK L. BERNARD — MARK L. BERNARD L.S. 2408 — LS-2408 — REGISTERED LAND SURVEYOR

NOTE:
1. Bearing System is based on the Missouri State Plane Coordinate System.
2. Parent tract is recorded at the Clay County Recorder of Deeds office in Cabinet F, Sleeve 7.
3. This plat meets the Accuracy Requirements for an Urban Class of Property.
4. The subject property does not lie within the regulatory floodplain per the horizontal location shown on FIRM Map No. 205271 0005 D and 205271 0010 D, dated April 16, 2003, (as shown on Plat).
5. Semi-permanent lot corners will be placed upon completion of construction but in any event, within twelve months after the plat has been recorded.

LEGEND:
B/L = Building Line
U/E = Utility Easement
W/E = Water Easement
N.T.S. = Not to Scale
℄ = Centerline
△ = Denotes Existing 1/2" Bar Capped #2074, unless otherwise noted

N
SCALE: 1"=100'
100 50 0 100

FINAL PLAT
STRAWBERRY HILL FIRST PLAT, REPLAT OF LOT 2
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:
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Drawn By: NRM	File Name: 45595FPA.DWG	SEC: 25-53-33	Date: June 16, 2006	Job No: 45595

http://www.ClayCoGov.com