Clay County, Missouri
Land Survey Document

DAVENPORT FARMS ELEMENTARY
FINAL PLAT
PART OF THE NW 1/4 OF SECTION 1, TOWNSHIP 53 NORTH, RANGE 33 WEST
SMITHVILLE, CLAY COUNTY, MISSOURI

Recorded in Clay County, Missouri
Date and Time: 01/02/2007 at 01:09:07 PM
Instrument Number: 2007000112
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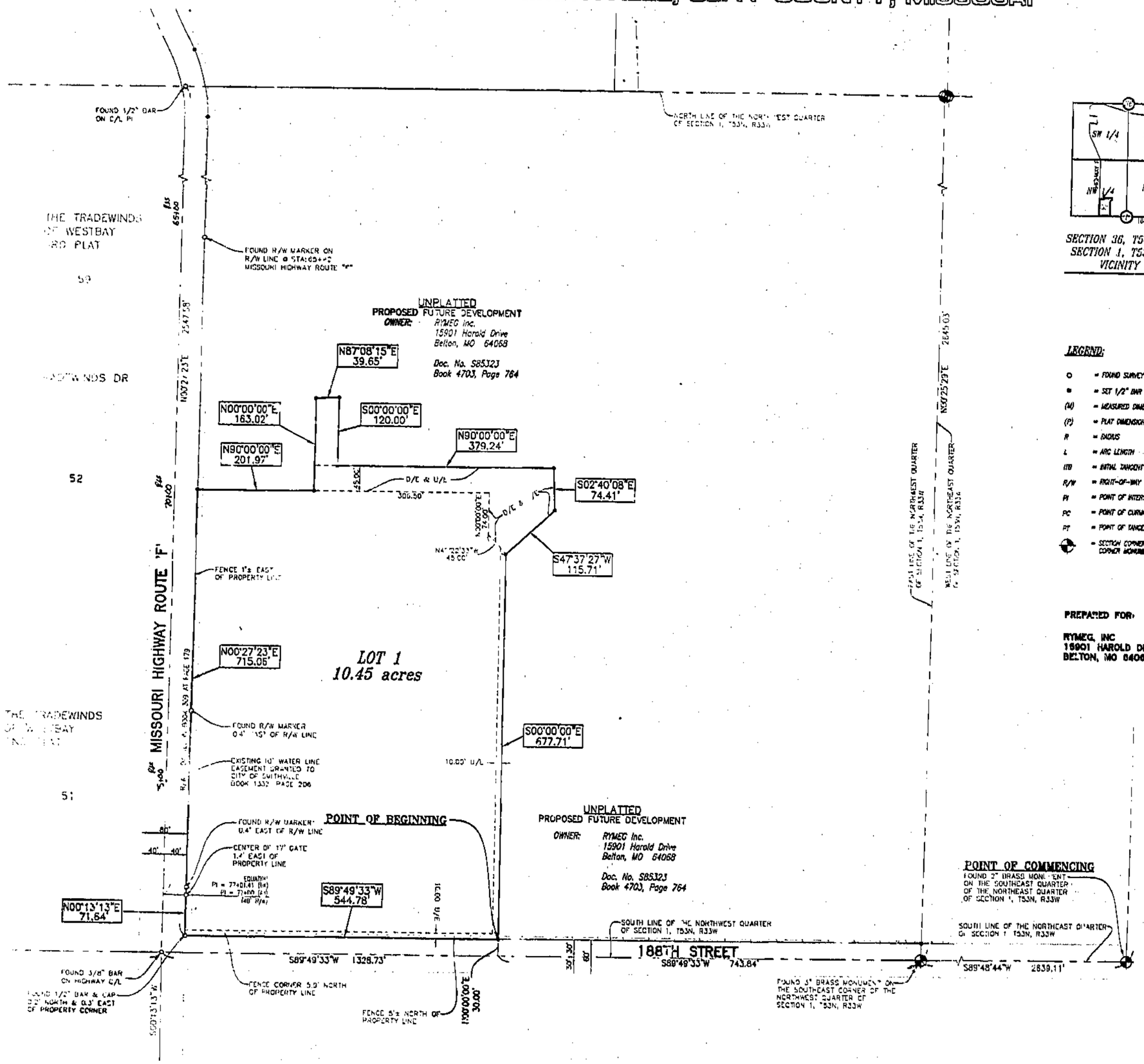
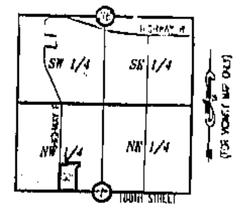
Page Count: 1
Recording Fee: $46.00 S
Grantor: RYMEG INC
Grantee: DAVENPORT FARMS ELEMENTARY
Robert T Sevier, Recorder





SECTION 36, T54N, R33W
SECTION 1, T53N, R33W
VICINITY MAP

LEGEND:

- O = FOUND SURVEY MONUMENT AS NOTED
- ● = SET 1/2" BAR & PLASTIC I.D. CAP
- (M) = MEASURED DIMENSION
- (P) = PLAT DIMENSION
- R = RADIUS
- L = ARC LENGTH
- TB = INITIAL TANGENT BEARING
- R/W = RIGHT-OF-WAY
- PI = POINT OF INTERSECTION
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- ⊕ = SECTION CORNER / QUARTER SECTION CORNER MONUMENT FOUND AS NOTED

PREPARED FOR:

RYMEG, INC
15901 HAROLD DRIVE
BELTON, MO 64068

BOUNDARY DESCRIPTION:

That part of the East Half of the Northwest Quarter, of Section 1, Township 53 North of the Baseline, Range 33 West of the 5th Principal Meridian, Smithville, Clay County, Missouri, described as follows: COMMENCING at the Southeast Corner of the Northwest Quarter of said Section 1; THENCE South 87°41'44" West on the South Line of said Northwest Quarter, 2639.11 feet to the Southeast Corner of the Northwest Quarter of said Section 1; THENCE South 87°40'33" West on the South Line of said Northwest Quarter, 743.84 feet; THENCE North 00°00'00" East, 30.00 feet to the North Right-of-Way Line of 188th Street, and the POINT OF BEGINNING; THENCE South 87°40'33" West on said North Right-of-Way Line, being 30 feet North of, and parallel with the South Line of said Northwest Quarter, 544.78 feet to the East Right-of-Way Line of Missouri Highway Route "F"; THENCE North 00°13'13" East on said East Right-of-Way Line, 71.64 feet to an Angle Point in said East Right-of-Way Line; THENCE North 00°27'23" East on said East Right-of-Way Line, 715.05 feet; THENCE North 87°08'15" East, 201.97 feet; THENCE North 00°00'00" East, 163.02 feet; THENCE North 87°08'15" East, 39.65 feet; THENCE South 00°00'00" East, 120.00 feet; THENCE North 90°00'00" East, 379.24 feet; THENCE South 02°40'08" East, 74.41 feet; THENCE South 47°37'27" West, 115.71 feet; THENCE South 00°00'00" East, 677.71 feet to the POINT OF BEGINNING, containing 10.45 acres.

NOTES:

1. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY AND THE LAND REFERRED TO IN CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 02004320ST, EFFECTIVE JULY 30, 2004 AT 8:00 AM, REVISED 8/10/04.

2. BEARINGS ARE REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE BY USE OF MISSOURI DEPARTMENT OF NATURAL RESOURCES METRO CONTROL MONUMENTS CL-74 AND CL-75.

3. THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREAS OF MINIMAL FLOODING) AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR UNINCORPORATED CLAY COUNTY, MISSOURI COMMUNITY PANEL NUMBER 290086 0025 A, DATED MARCH 16, 1981.

4. ITEM NO. 12 OF SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT REFERS TO A 10-FEET WIDE WATER LINE EASEMENT GRANTED TO THE CITY OF SMITHVILLE, MISSOURI, RECORDED AS DOCUMENT NO. 803386 IN BOOK 1332, PAGE 206. NO EASEMENT CROSSES THE SUBJECT TRACT AND IS SHOWN HEREON.

5. ITEM NO. 11 OF SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT REFERS TO A 40-FEET WIDE HIGHWAY RIGHT-OF-WAY GRANTED TO THE STATE OF MISSOURI, RECORDED IN BOOK 305, PAGE 179. SAID RIGHT-OF-WAY GRANT IS FOR THE PORTION OF HIGHWAY F ADJOINING THE SUBJECT PROPERTY AND IS SHOWN HEREON.

6. THE SUBJECT TRACT CONTAINS 10.45 ACRES.

7. ACCESS TO AND FROM THE SUBJECT TRACT IS PROVIDED BY HIGHWAY "F", AND 188TH STREET. DIRECT ACCESS TO AND FROM THE SITE ALONG MISSOURI HIGHWAY "F" HAS NOT BEEN DETERMINED. ACCESS LOCATION, IF ANY, MUST BE APPROVED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION.

DEDICATION:

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 "DAVENPORT FARMS ELEMENTARY".

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 edge 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 maintenance and proper, safe and continuous maintenance of the at small uses and specifically there shall not be built thereon or therewer any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any conditions 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 aforementioned 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 nearer than the 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 with grading, detention, storm sewer pipes and appurtenances or for the purpose of constructing, maintaining, operating, replacing and repairing 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 any easement hereby dedicated and there shall be no alteration of the grades or contours in said drainage easement without the approval of said City.

ACKNOWLEDGMENT

Know all men by these presents that Robert Schmidt, president of Rymeg Inc., owner of the above described land to be known as "DAVENPORT FARMS ELEMENTARY" has caused the same to be surveyed and platted into Lots and Easements as shown on the accompanying plat. Easements as indicated on the accompanying plat are hereby granted to the public for the purpose of constructing, operating, maintaining, and repairing of public utilities.

IN TESTIMONY WHEREOF, Robert Schmidt, president Rymeg, Inc., has caused these presents to be signed this _____ day of _____, 20__.

By: Robert Schmidt
Robert Schmidt, President

STATE OF MISSOURI
COUNTY OF JACKSON } SS

BE IT REMEMBERED that on this 10th day of November, 2006 before me, the undersigned, a Notary Public in and for the County and State aforesaid, appeared Robert Schmidt, president of Rymeg, Inc., 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 Rymeg, Inc'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.

Lisa A. Nicholson
Notary Public in and for said County and State

My commission expires 11/27/06

LISA A. NICHOLSON
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXPIRES: NOV. 27, 2006

APPROVALS

The foregoing plat was duly submitted to and approved by the Planning Commission of Smithville, Missouri, this 12 day of OCTOBER, 2006.

Chairman _____ Secretary _____

This plat has been approved by the City Council of Smithville, Missouri, this 7 day of NOVEMBER, 2006.

Mayor _____ Attest _____ City Clerk

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

_____
County Recorder

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, that this plat of "DAVENPORT FARMS ELEMENTARY" 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.

Wesley L. Strohm
Wesley Strohm, PLS-2184
As agent for Phoenix Engineering & Surveying, LLC, Corp. L.S. 2000-151303

November 5, 2005
Date of Survey

STATE OF MISSOURI
WESLEY L. STROHM
NUMBER 2184
REGISTERED LAND SURVEYOR

Cal. H. 10/07 DM

PREPARED BY:

PHOENIX ENGINEERING & SURVEYING, LLC
CIVIL ENGINEERS · SURVEYORS · PLANNERS
3055 S. NORTHERN BLVD. · INDEPENDENCE, MO 64052
(816) 743-9000 · Fax (816) 743-9700

PROJECT NO. 05092 — LAST REVISION: 8-16-06
PROJECT NAME
S:/PROJECTS/05092/DWG/05092-FINAL PLAT.DWG

M5333-01

SHEET 1 OF 1

http://www.ClayCoGov.com