Clay County, Missouri
Land Survey Document

Recorded in Clay County, Missouri
Date and Time: 02/28/2007 at 11:26:58 AM
Instrument Number: 2007008073
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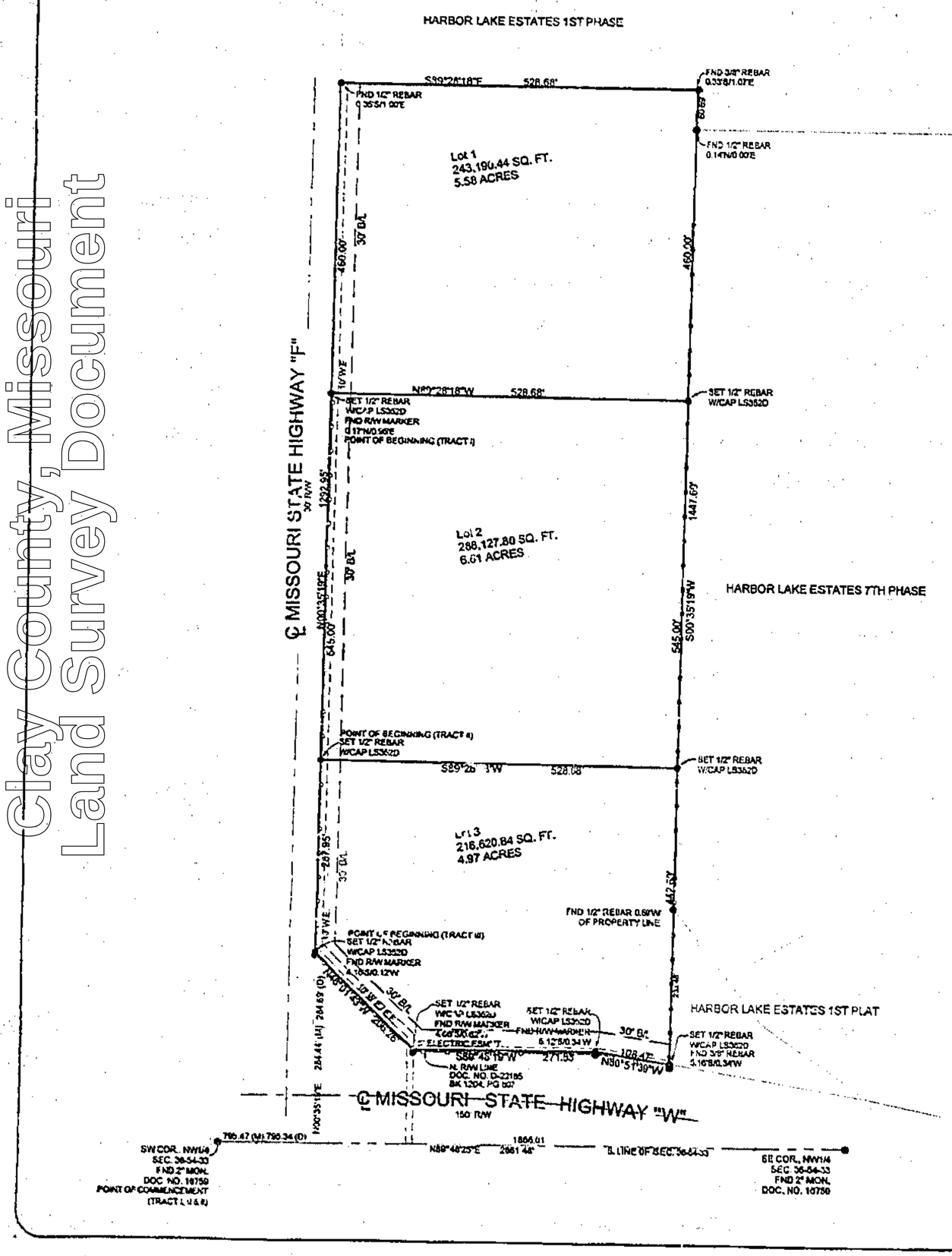
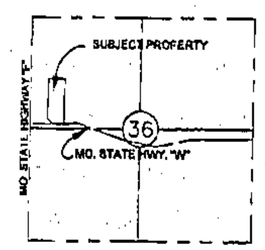
Recording Fee: $68.00 S
Grantor EASTER, RICK
Grantee CARTER FARMS
Robert T Sevier, Recorder

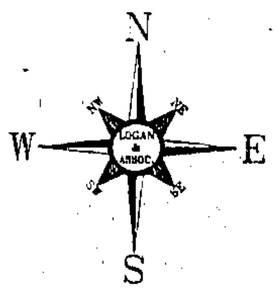
FINAL PLAT OF CARTER FARMS

Northwest Quarter, Section 36, Township 54N, Range 33W
Smithville, Clay County, Missouri





LOCATION MAP
Section 36, Township 54N, Range 33W
(Not to Scale)



SCALE

0 100 200
1"=100'

Basis of Bearings
Held with the North Line S89°28'18"E

Legend
- = Set 1/2" Rebar w/cap LS352D
- = Found Monument as noted
- (D) = Deed Distance
- (M) = Measured Distance

Surveyor's General Notes:
1) Information shown on this survey was taken from Clinton County Land Title Commitment No. 29753.
2). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary survey as defined by the Missouri Standards for Property Boundary Surveys.

Property Description
All that part of the Northwest Quarter of Section 36, Township 54 North, Range 33 West, Smithville, Clay County, Missouri, described as follows:
Commencing at the southwest corner of said Northwest Quarter;
Thence N89°48'25"E along the south line of said Northwest Quarter, a distance of 795.47 feet (793.34 feet deed) to a point on the old right of way line of Missouri Route "E";
Thence N00°35'19"E along said Easterly right of way line, a distance of 284.44 feet (284.69 feet deed) to the Point of Beginning;
Thence continuing N00°35'19"E along said Easterly right of way line, a distance of 1392.55 feet;
Thence S89°28'18"E, a distance of 528.68 feet;
Thence S00°35'19"W, a distance of 1447.60 feet to a point of the North right of way line of Missouri Route "W" as described in Document No. D-22185 in Book 1204 at Page 807, located at the Recorder of Deeds in Liberty, Clay County, Missouri;
Thence N80°51'39"W along said right of way, a distance of 108.47 feet;
Thence S89°48'18"W along said right of way, a distance of 271.53 feet;
Thence N46°01'43"W along said right of way, a distance of 208.20 feet to the Point of Beginning.
Containing 747,639.08 square feet or 17.16 acres, more or less.

DEDICATION: The undersigned proprietor 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 and plat shall hereafter be known as "CARTER FARMS".

EASEMENTS: An easement or license is hereby granted to Clay County, Missouri for the purpose of locating, constructing, repairing 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, service pedestals, any or all of them upon, over under and along the strips of land designated "UTILITY EASEMENTS", or "U/E". 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 structures (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Clay County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonable in exercising the rights granted by such easements.

STREETS: Streets shown on this plat and not heretofore dedicated for public use, 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:
The undersigned proprietors of the property described herein have caused the same to be subdivided in the manner shown on this lot split survey.
IN TESTIMONY WHEREOF: the undersigned have hereunto set their hands this 26th day of February, 2007

Rick Easter, Husband — Melinda Easter, Wife
Dennis C. Niemann, Husband — Carol J. Niemann, Wife

State of Missouri)
)ss
County of Clay)

Be it remembered on this 26th day of February, 2007, before me appeared Rick Easter and Melinda Easter, husband and wife and Dennis C. Niemann and Carol J. Niemann, husband and wife, to me personally known to be the same persons, who signed and acknowledged the within instrument as their free act and deed.

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

BILLIE L. MIDDLETON
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
Commission # 3 [illegible]
MY COMMISSION EXPIRES MAR 17, 2008

My Commission Expires: _____ Notary Public Billie L. Middleton

This plat of CARTER FARMS has been submitted to and approved by the Planning Commission this 20th day of February 2007.

Chairman — Secretary

The dedications shown on this plat have been accepted by the Board of Aldermen of the City of Smithville, Missouri this 20th day of February 2007.

Mayor — City Clerk

RECORDER OF DEEDS:
This is to certify that this instrument was filed for record in the Office of the Recorder of Deeds of Clay County, Missouri on this _____ day of _____, 2007, in Cabinet _____, Sleeve _____ at _____ o'clock.

Recorder of Deeds — Deputy

Revised per City of Smithville Comments on 1-22-07 by SWS
Revised per City of Smithville Comments on 12-12-06 by JEL

THIS SURVEY IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN GREEN INK OF THE CERTIFYING SURVEYOR
I HEREBY CERTIFY; That the Final Plat of CARTER FARMS, a subdivision, 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. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying, and all the platting of subdivisions as established by the Missouri Board for Architects, Engineers, Land Surveyors and Landscape Architects to the best of my professional knowledge and belief.

Date: 02-20-07
Rick W. Sievers
Lic. # 2349
Exp. 12/31/07
Corp. Lic. # 2370

THIS SURVEY PREPARED FOR:
Rick Easter
11070 NE 172nd Street
Kearney, Missouri 64060

Final Plat
CARTER FARMS

NW 1/4 SECTION 36, TOWNSHIP 54N, RANGE 33W
SMITHVILLE, CLAY COUNTY, MISSOURI

LOGAN & ASSOCIATES, INC.
Professional Engineers
&
Professional Land Surveyors
6607 Royal Street Suite A
Plaisant Valley, Missouri 64068
(816) 781-7620
Fax (816) 781-7463

Job No: 05-2230
Drawing Name: Final Carter Farms.dwg
Scale: 1"=100'
Drawn By: SWS Date: 11-28-05
Check By: SWS Date: 11-28-06
Sheet No. 1 OF 1

http://www.ClayCoGov.com