Clay County, Missouri
Land Survey Document

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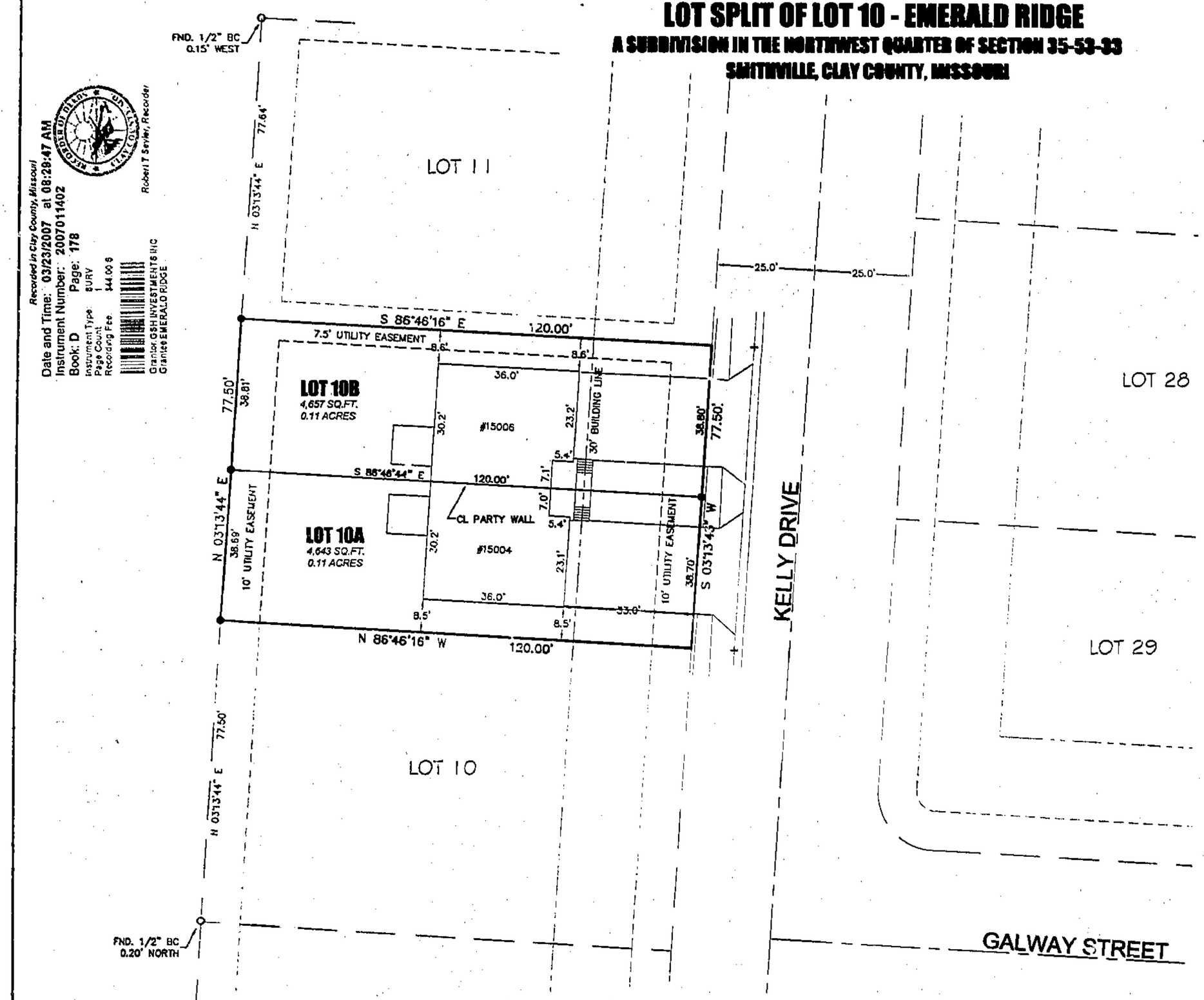
Recording Fee: $44.00 $
Grantor: GSH INVESTMENTS INC
Grantee: EMERALD RIDGE
Robert T Sevier, Recorder

LOT SPLIT OF LOT 10 - EMERALD RIDGE

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 35-53-33

SMITHVILLE, CLAY COUNTY, MISSOURI



REFERENCE BEARING:

BEARINGS ARE BASED ON THE EAST LINE OF EMERALD RIDGE, AS SHOWN BY THE FINAL PLAT.
NORTH 03°13'44" EAST

FLOOD INFORMATION:

THIS TRACT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN PER THE FEMA RATE MAP NO. 29527100 10D, REVISED DATE OF APRIL 16, 2003.

NOTES:

1.) THE WORD "CERTIFY" OR "CERTIFICATION": AS SHOWN AND USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

2.) DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

3.) A CURRENT TITLE REPORT OR ABSTRACT WAS NOT PROVIDED TO POWELL AND ASSOCIATES, LLC. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWELL AND ASSOCIATES, LLC AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.

SCALE: 1" = 20'
0 10 20 40

LEGEND:

- o FOUND MONUMENT, AS NOTED
- + FOUND CURB NOTCH / CUT CROSS
- ● SET 1/2" BAR WITH CAP – LS 2006004882–D
- M RECORD DIMENSION
- R MEASURED DIMENSION

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 SHALL HEREAFTER BE KNOWN AS "LOT SPLIT – LOT 4 OF EMERALD RIDGE".

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 27 DAY OF February 2007.

GSH Investments, Inc

Steven Hall, Vice President

STATE OF MISSOURI)
) SS:
COUNTY OF Clay)

BE IT REMEMBERED THAT ON THIS 27 DAY OF February 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED Steven Hall, Vice President OF GSH INVESTMENTS, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY THE AUTHORITY OF IT'S BOARD OF DIRECTORS AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIES SEAL, AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LYNNE WARD
Notary Public-Notary Seal
STATE OF MISSOURI
County of Platte
My Commission Expires: August 26, 2007

ACKNOWLEDGMENTS:

THIS LOT SPLIT OF LOT 10 OF EMERALD RIDGE HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF SMITHVILLE, MISSOURI, PLANNING COMMISSION THIS _____ DAY OF _____ 2007.

CHAIRPERSON

SECRETARY

THIS LOT SPLIT OF LOT 10 OF EMERALD RIDGE HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SMITHVILLE, MISSOURI BY ORDINANCE NO. _____ THIS _____ DAY OF _____ 2007.

MAYOR

CITY CLERK

I HEREBY CERTIFY: THAT THIS LOT SPLIT 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 MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI.

POWELL AND ASSOCIATES, LLC
LS–2006004882–D

JEREMY M. POWELL LS–2007000054

DATE: 02/2

STATE OF MISSOURI
JEREMY M. POWELL
PROFESSIONAL LAND SURVEYOR

DESCRIPTION:

LOT 10, EMERALD RIDGE, A SUBDIVISION IN NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 53 NORTH, RANGE 33 WEST, SMITHVILLE, CLAY COUNTY, MISSOURI.

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

Powell and Associates, LLC
Boundary and Construction Surveying
21 Glacier Hill Drive
Liberty, MO 64029
Tel/Fax: (816) 847-7156
Email: powellandassociates@comcast.net

JOB NO: P06-074.A

PREPARED FOR:

GSH INVESTMENTS, INC.
P.O. BOX 46943
KANSAS CITY, MISSOURI 64118

LOT SPLIT OF LOT 10 - EMERALD RIDGE
A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 35-53-33
SMITHVILLE, CLAY COUNTY, MISSOURI

DATE	DRAWN BY	CHECKED BY	JOB NO.	SCALE	SHEET NO.
11-30-06	JMP	EMM	P06-074.A	1" = 20'	1 OF 1

Cab D
4/3/07 DM

http://www.ClayCoGov.com