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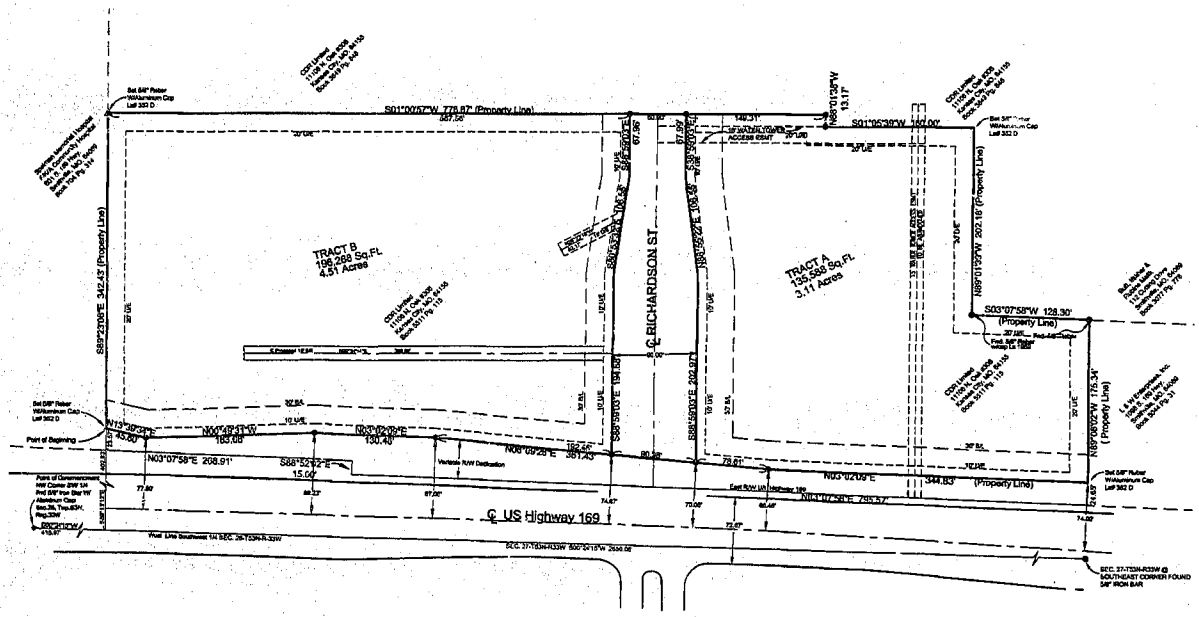
Recording Fee: $46.00 $
Grantor POTTER, STEVE
Grantee SMITHVILLE LIBRARY HEIGHTS
Jay Lawson, Recorder

FINAL PLAT

Smithville Library Heights

A Part of the West 1/2 of the Southwest 1/4 of Section 26, Township 53 North, Range 33 West
SMITHVILLE, CLAY COUNTY, MISSOURI



Property Description:

All that part of the Southwest Quarter of Section 26, Township 53 North, Range 33 West, located in the City of Smithville, Clay County, Missouri being described as follows:
Commencing at the Northwest corner of said Southwest Quarter;
thence South 00° 24' 15" East along West line of said Southwest Quarter, a distance of 415.97 feet;
thence South 89° 13' 12" East, a distance of 402.93 feet to the Point of Beginning;
thence South 89° 23' 00" East, a distance of 342.43 feet;
thence South 01° 00' 57" West, a distance of 778.87 feet;
thence North 89° 01' 36" West, a distance of 13.17 feet;
thence South 01° 05' 39" West, a distance of 160.00 feet;
thence North 89° 01' 37" West, a distance of 202.18 feet;
thence South 03° 07' 58" West, a distance of 128.30 feet;
thence North 89° 08' 02" West, a distance of 175.34 feet;
thence North 03° 02' 09" East, a distance of 344.83 feet;
thence North 08° 09' 26" East, a distance of 361.43 feet;
thence North 03° 02' 09" East, a distance of 150.48 feet;
thence North 00° 48' 31" West, a distance of 183.88 feet;
thence North 13° 39' 34" East, a distance of 45.60 feet, to the Point of Beginning. Except that part in roads.

DEDICATION: The undersigned proprietors of the tract of land described herein have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall be hereafter be known as "SMITHVILLE LIBRARY HEIGHTS"

EASEMENTS: An easement or license is hereby granted to the City of Smithville, Clay County, Missouri, for the purpose of locating, constructing, operating 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 easement (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 thereupon any structures (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstructions 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 necessary in exercising the rights granted by the easement.

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.

STREETS:
Streets shown hereon and not heretofore dedicated for public use as a Street right-of-way are hereby dedicated.

IN TESTIMONY WHEREOF: Steve Potter, have subscribed his name this 13 day of March 2011.

Steve Potter, Director of Libraries

State of Missouri County of Jackson SS.
Be it remembered that on this 18 day of March, 20 , before me, a notary public in and for said County and State, came Steve Potter to me personally know to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

TRICIA JOHNSON
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: September 11, 2011
Commission # 07418097

My Commission Expires: September 11, 2011
NOTARY PUBLIC

This Final Plat of SMITHVILLE LIBRARY HEIGHTS has been submitted to and approved by the Smithville Planning and Zoning Commission this 6th day of March, 2008

CHAIRMAN
SECRETARY

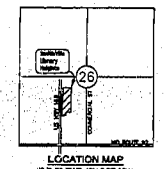
This plat approved by the City Council of the Smithville, Missouri, this 18th day of March, 2008

MAYOR

ATTEST:
CITY CLERK

Entered on transfer record this _____ day of _____ 20__

COUNTY RECORDER



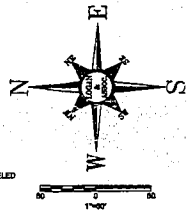
LOCATION MAP
(S.T.-26-T.53N-R.33W)
(Not to Scale)

Surveyor's General Notes:

1). This survey is based on the Title Commitment by Security Union Title Insurance Company Dated October 2, 2006 at 08:40am, Policy Number 7510052229.
2). This survey is based on record documents, legal descriptions, and other information furnished by the client, and other information known to this surveyor. This surveyor has no knowledge of any other record documents which affects this tract.
3). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
4). Permanent monuments have been set. 1/2" iron bars w/ plastic caps to be set at the rear property corners and angle points. 5/8" iron bars w/ aluminum caps have been set at Plat corners as noted.
5). Per the Federal Emergency Management Agency, Flood Insurance Rate Map No. 10 of 10 Community Panel No. 295271, dated November 4, 1982, this plat does not lie within the 100 year flood boundary.
6). Existing Water Tower Access Easement to be abandoned once the 12" water main is installed and connected to main.
7). Contact Person: (Developer)
Mid Continent Public Library
15616 E. 24 Hwy.
Independence, Missouri 64050
Phone: (816) 836-5200

Legend

▲ = SET 5/8" IRON BAR W/ CAP LS 352D
● = FOUND MONUMENT AS NOTED
● = SET 1/2" IRON BAR W/ CAP LS 352D
UE = UTILITY EASEMENTS AS LABELED
B.L. = BUILDING SETBACK LINES AS LABELED
D = DEED
M = MEASURE



Basis of Bearings

Held with the West line of Southwest Quarter of Section 26, Township 53N, Range 33W as: S02°24'15"W
Missouri State Plane Coordinate 1983 West Zone

THIS SURVEY IS ONLY VALID IF IT BEARS THE ORIGINAL SIGNATURE IN BLUE INK OF THE CERTIFYING SURVEYOR

I HEREBY CERTIFY: That the Final Plat of SMITHVILLE LIBRARY HEIGHTS, 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 Missouri 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 am in compliance 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: 3-14-2011
Dennis L. Schmidt
La # 2374
Corp. La # 352D

STATE OF MISSOURI
DENNIS L. SCHMIDT
NUMBER LS-2374
PROFESSIONAL LAND SURVEYOR

DATE:	REVISION:	BY:
2/5/2008		JEL
3/18/2008	Per Comments	RBD
3/11/2011	Revised Names for Signature	DLS

FINAL PLAT
SMITHVILLE LIBRARY HEIGHTS
Smithville, Clay County, Missouri
Section 26, Township 53 North, Range 33 West

Survey Prepared For:
Mid Continent Public Library
15616 E. 24 Hwy.
Independence, Mo. 64050
816-836-5200

JOB NO: 07-1151
DWG NO: 2-11-mp.dwg
SCALE: 1"=50'
DRAWN BY: RBD
CHECK BY: DLS
DATE: 03-13-08
REV: 3-11-11
SHEET NO. 1 OF 1

OGAN & ASSOCIATES, INC.
Professional Engineers & Land Surveyors
8607 Tyrol Street, Suite A
Raytown, Missouri 64138
(816) 761-7200
Fax (816) 761-7483

Y1200124