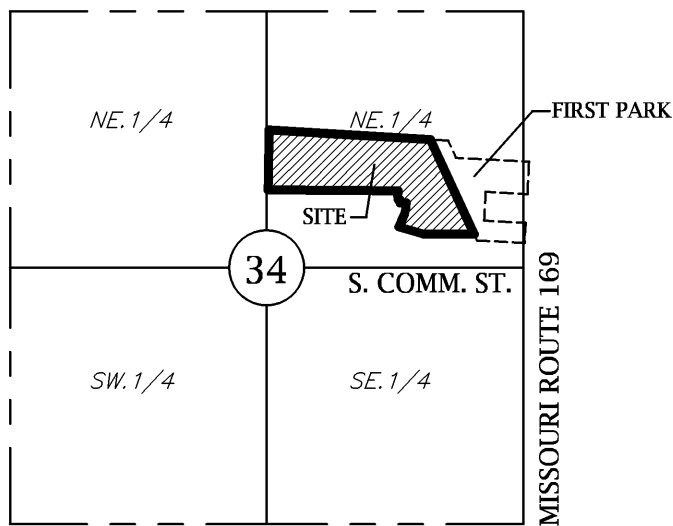


FIRST PARK – 2ND PLAT

FINAL PLAT
A SUBDIVISION IN
Smithville, Clay County, Missouri



SEC. 34-53-33
Location Map



SCALE: 1" = 60'
60 30 0 60

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Easement
A/E = Access Easement
N/R = Not Radial
R = Radius
L = Length
NTS = Not to Scale
ITB = Initial Tangent Bearing
△ Denotes Existing 1/2" Iron Bar
Except Where Otherwise Noted
▲ Denotes Permanent Monument
Set Prior to Recording

NOTES:
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 Book 2391, Page 533.
3. This plat meets the Accuracy Requirements for an Urban Class of Property.
4. Permanent Exterior Monuments are to be set prior to recoding and Semi-Permanent interior corners are to be set within 12 months of recording of the Final Plat.
5. This tract of land does not lie within a Regulatory Floodplain, per FIRM Map No. 2952710010 D, dated April 16, 2003.

I hereby state that the plat of FIRST PARK - 2ND PLAT 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 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: _____
SAM A. AYLETT, PLS-2074

NW. COR. NE. 1/4,
SEC. 34-53-33
FND. MONUMENT

POINT OF
BEGINNING

N:355034.939
E:841955.928

289.70'

621.60'

N01°05'23"E

331.90'

W. LINE, NE. 1/4, SEC. 34-53-33

(N.T.S.)

N 01°05'23" E
809.40'

SW. COR. NE. 1/4,
SEC. 34-53-33
FND. 1/2" BAR

UNPLATTED
BK. 4537, PG. 533

1008.18' S86°41'23"E 1679.0'

TRACT "A"
STORM WATER
DETENTION
(6.12 Ac.)

1010.28' S89°34'45"E 1273.87'

LOT 17
(10.00 Ac.)

S89°34'45"E 637.21'

1352.81'

N:354844.093
E:842150.130

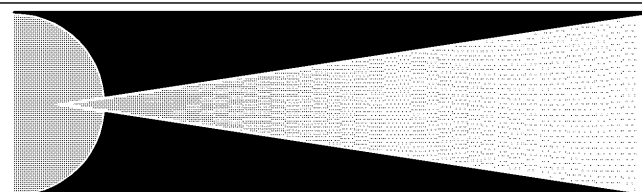
UNPLATTED
BK. 2133, PG. 361

UNPLATTED
BK. 2391, PG. 533

N00°25'15"E 300.00'

MATCH LINE – SEE SHEET 2 OF 3

FINAL PLAT
FIRST PARK - 2ND PLAT
Smithville, Clay County, Missouri



AYLETT SURVEY & ENGINEERING CO.
LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING
201 NW. 72ND ST. ~ GLADSTONE, MO 64118
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Drawn By: JKR File Name: 48769FPC SEC: 34-53-33

Prepared For:
WILLIAM T. MANN, TRUST
9601 N. PLATTE PURCHASE DRIVE
KANSAS CITY, MO 64155

SHEET 3 OF 3

Date: August 23, 2019 Job No: 48769