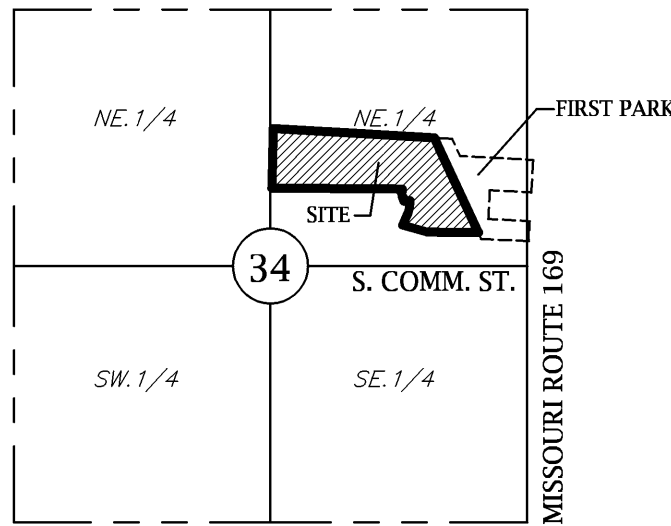


# FIRST PARK – 2ND PLAT

FINAL PLAT  
A SUBDIVISION IN  
Smithville, Clay County, Missouri



SEC. 34-53-33  
Location Map



SCALE: 1"=100'  
100 50 0 100

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

#### PROPERTY DESCRIPTION:

All that part of the Northeast Quarter of Section 34, Township 53, Range 33 in the City of Smithville, Clay County, Missouri described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Section 34; thence North 01 degrees 05 minutes 23 seconds East, along the West line of the Northeast Quarter of said Section 34, a distance of 809.40 feet to the Point of Beginning of the tract of land herein to be described; thence continuing North 01 degrees 05 minutes 23 seconds East, along the West line of the Northeast Quarter of said Section 34, a distance of 621.60 feet; thence South 86 degrees 41 minutes 23 seconds East, a distance of 1679.05 feet to the Northwest corner of FIRST PARK, a subdivision of land in the City of Smithville, Clay County, Missouri; thence South 24 degrees 52 minutes 52 seconds East, along the Westerly line of said FIRST PARK, a distance of 1087.75 feet; thence North 89 degrees 38 minutes 49 seconds West, a distance of 528.09 feet; thence North 74 degrees 10 minutes 12 seconds West, a distance of 269.70 feet; thence Northerly along a curve to the right having an initial tangent bearing of North 15 degrees 49 minutes 48 seconds East and a radius of 270.00 feet, an arc distance of 52.21 feet; thence North 63 degrees 05 minutes 25 seconds West, a distance of 60.00 feet; thence North 89 degrees 34 minutes 45 seconds West, a distance of 688.70 feet; thence North 00 degrees 25 minutes 15 seconds East, a distance of 300.00 feet; thence North 89 degrees 34 minutes 45 seconds West, a distance of 637.21 feet to the Point of Beginning. Said tract of land contains 30.43 acres, more or less.

DEDICATION: The undersigned proprietor of the tract of land described hereon has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "FIRST PARK - 2ND PLAT".

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 conduits, sewers and water mains, gas, poles or wires, anchors and surface drainage, upon, over and under the areas outlined on this plat and designated by the words "Utility Easement" or "U/E", "Sanitary Easement" or "S/E", and/or "Drainage Easement" or D/E.

STREETS: Streets shown on this plat and not heretofore dedicated to public use as thoroughfares, 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.

STORM WATER DETENTION: Tract A is dedicated as Storm Water Detention and is to be owned and maintained by the First Park Businessowners' Association.

IN TESTIMONY WHEREOF: the undersigned, as Trustee(s) aforesaid, has/have hereunto set his/her/their hand(s) and seal(s) this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
WILLIAM T. MANN REVOCABLE TRUST DATED JANUARY 19, 2007

William T. Mann, Trustee of the Trust Agreement

STATE OF MISSOURI  
COUNTY OF \_\_\_\_\_ JSS

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public in and for said County and State, came William T. Mann, Trustee of WILLIAM T. MANN REVOCABLE TRUST DATED JANUARY 19, 2007, to me personally known 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.

My commission expires: \_\_\_\_\_  
NOTARY PUBLIC

The preliminary plat of FIRST PARK subdivision was submitted to and approved by the Smithville Planning and Zoning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(SEAL) \_\_\_\_\_  
CHAIRMAN

(SEAL) \_\_\_\_\_  
SECRETARY

This final plat approved by the Board of Aldermen of Smithville, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(SEAL) \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY CLERK

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

COUNTY RECORDER

#### NOTES:

- Bearing System is based on the Missouri State Plane Coordinate System.
- Parent tract is recorded at the Clay County Recorder of Deeds office in Book 2391, Page 533.
- This plat meets the Accuracy Requirements for an Urban Class of Property.
- Permanent Exterior Monuments are to be set prior to recording and Semi-Permanent Interior corners are to be set within 12 months of recording of the Final Plat.
- This tract of land does not lie within a Regulatory Floodplain, per FIRM Map No. 2952710010 D, dated April 16, 2003.
- Detention for Lots 10, 17, and 18 shall be provided by each individual lot owner.

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

UNPLATTED  
BK. 4537, PG. 533

S86°41'23"E 1679.05'

TRACT "A"  
STORM WATER  
DETENTION

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 4

LOT 3

LOT 2

LOT 17

LOT 6

PARK DRIVE  
FIRST  
PARK  
BK. D, PG. 78

LOT 5

LOT 18

LOT 11

LOT 10

LOT 8

LOT 9

UNPLATTED  
BK. 2391, PG. 533

N:354751.779  
E:842359.355

N:354742.943  
E:842375.662

N:354728.047  
E:842369.873

N:354705.624  
E:842446.956

N:354704.632  
E:842608.905

UNPLATTED  
BK. 4821, PG. 16

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

I.T.B.=N 15°49'48" E  
R=270.00'  
52.21'

N74°10'12"W 269.70'

N89°38'49"W 528.09'

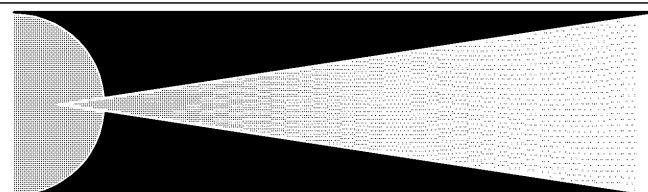
#### TRAVERSE TABLE G.P.S.

Location	Bearing (Azimuth)	Distance (Grid Meters)	Northing	Easting
SMITHVILLE 3 N=354895.113 E=842802.121				
SM #3 Referencing SM #2	(06°42'26" AZ.)			
SM #3 To Point of Beginning	S 85°55'35" W	827.10	354845.519	841955.925

STATE PLANE COORDINATES BY G.P.S.

NOTE:  
The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, NAD 1983 (adjustment 2001), using a grid factor of .99994181. All coordinates are in meters.

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  
PH. (816) 436-0732 ~ FAX (816) 436-0767

Drawn By: JKR File Name: 48769FPB SEC: 34-53-33

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

SHEET 1 OF 3

Date: August 23, 2019 Job No: 48769