

ESTATES AT THE RANCH

A SUBDIVISION IN SECTION 1-52-33
SMITHVILLE, CLAY COUNTY, MISSOURI

PROPERTY DESCRIPTION:
CONTAINING 2,701,574 SQUARE FEET OR 62.01 ACRES

ALL THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 52 NORTH, RANGE 33 WEST, SMITHVILLE, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE N89°15'12"W, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 246.59 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S00°23'44"W, A DISTANCE OF 2121.24 FEET; THENCE S35°32'11"W, A DISTANCE OF 599.44 FEET; THENCE N89°13'47"W, A DISTANCE OF 539.81 FEET; THENCE N48°19'19"W, A DISTANCE OF 64.00 FEET; THENCE N80°19'19"W, A DISTANCE OF 88.00 FEET; THENCE S89°40'41"W, A DISTANCE OF 51.51 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE N00°29'09"E, ALONG SAID LINE, A DISTANCE OF 2558.67 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE S89°15'12"E, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1067.27 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED UPON STATE PLANE UTILIZING METRO CONTROL MONUMENT CL-78.
2. THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR; THEREFORE, THIS SURVEYOR DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: SUBSURFACE CONDITIONS; BUILDING SET BACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; AND ZONING OR OTHER LAND USE REGULATIONS.
3. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.
4. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 106 OF 350, MAP NUMBER 29047C0106E, EFFECTIVE DATE: AUGUST 3, 2015, THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND PARTIALLY IN ZONE AE, AREAS WITHIN THE 1% ANNUAL CHANCE FLOOD AREA (100 YEAR FLOOD) WITH BASE FLOOD ELEVATIONS DETERMINED.

PLAT DEDICATION:
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 SUBDIVISION SHALL BE HEREAFTER KNOWN AS:

"THE ESTATES AT THE RANCH"
EASEMENT DEDICATION:
AN EASEMENT IS HEREBY GRANTED TO THE CITY OF SMITHVILLE, MISSOURI, AND ITS ASSIGNS TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICE, ANY OR ALL OF THEM UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U. E.) OR WITHIN ANY OPEN SPACE, OR STREET, THOROUGHFARE DEDICATED TO PUBLIC USE OR PRIVATE ALLEY ON OR IN THIS PLAT. UTILITY EASEMENTS AS SHOWN HEREIN ARE AS FOLLOWS: OPEN SPACES, 15-FOOT UTILITY EASEMENT FRONT AND 20-FOOT UTILITY EASEMENT REAR.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE LOCATED OR BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO. INTERIOR SIDE YARD SETBACKS ARE HEREBY SET AT 10 FEET. REAR YARD SETBACKS ARE HEREBY SET AT 20 FEET.

STREET DEDICATION:
STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY AND UTILITY EASEMENT ARE HEREBY DEDICATED.

IN WITNESS WHEREOF:
OWNER: HORST SCHWAB AND BRENDA SCHWAB HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 20____.

HORST SCHWAB
BRENDA SCHWAB
STATE OF MISSOURI)
COUNTY OF _____)
ON THE DAY AND YEAR LAST ABOVE WRITTEN, BEFORE ME APPEARED HORST SCHWAB AND BRENDA SCHWAB, BEING BY ME PERSONALLY KNOWN AND BY ME DULY SWORN DID SAY THAT THEY EXECUTED THIS INSTRUMENT AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS ____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

SMITHVILLE PLANNING AND ZONING COMMISSION:
THIS PLAT OF "THE ESTATES AT THE RANCH" SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE SMITHVILLE PLANNING AND ZONING COMMISSION ON THIS ____ DAY OF _____, 20____.

CITY OF SMITHVILLE, MISSOURI:
THIS PLAT APPROVED BY THE BOARD OF ALDERMAN OF SMITHVILLE, MISSOURI, THIS ____ DAY OF _____, 20____.

MAYOR

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ROBERT G. YOUNG, PLS. 2007000089
09/25/2019
DATE

IF THE SURVEYOR'S SEAL IS 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.

REVISED - 09/25/2019 - MODIFY LOT LINES, ADD EASEMENT - R.G.Y.
REVISED - 09/10/2019 - MODIFY LOT LINES, ADD EASEMENT - R.G.Y.
REVISED - 10/19/2018 - MODIFY LOT LINES, ADD EASEMENT - R.G.Y.
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