

# FINAL PLAT HERZOG FOUNDATION

A SUBDIVISION IN THE SW 1/4 SECTION 2  
T-53N; R-33W, SMITHVILLE, CLAY COUNTY, MISSOURI

**PROPERTY DESCRIPTION:**  
ALL THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 53 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 2; THENCE NORTH 89°42'11" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 247.61 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE NUMBER 169; THENCE CONTINUING ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, NORTH 89°42'11" EAST, A DISTANCE OF 1049.38 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°17'35" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 344.40 FEET; THENCE DEPARTING FROM SAID LINE SOUTH 89°42'11" WEST 1168.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE NUMBER 169; THENCE BY ARC DISTANCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2824.79 FEET AND CHORD BEARING AND DISTANCE OF NORTH 19°20'25" EAST, 365.65 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 8.80 ACRES MORE OR LESS AND IS SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAYS NOT FOUND IN PUBLIC RECORDS, IF ANY.

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Fourth (4th) day of May, 2020.

Richard L. Mattson  
Missouri P.L.S. 2674

- SURVEYOR'S NOTES:**
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.
  - Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
  - Survey is valid only if print has original seal and signature of surveyor.
  - Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record that would affect this parcel.
  - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
  - The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
  - The West line of the Southwest Quarter of Section 2, Township 53 North, Range 33 West, Clay County, Missouri bears North 00 degrees 34 minutes 56 seconds East for this survey.
  - Ordinance/Resolution No 193 by the City of Smithville regarding the installation of a force main sewer, as set forth in the instrument recorded 08/17/2000, as Document No. Q11905 in Book 3189 at Page 598. (Blanket type easement, affects subject property.)

**EASEMENTS:**  
Easements are hereby dedicated for public use. As utility easement right-of-way which are shown as lying between the dashed lines in width indicated and as set forth on this plat unless otherwise noted, and side easements may be employed for the purpose of installing, repairing and maintaining sanitary sewers, storm sewers, gas lines, electric lines, telephone lines, and all other forms and types of public utilities now and hereafter used by the public over, under and along the strips marked U/E.

**STREETS:**  
Streets are shown on this plat and not heretofore dedicated to and for public use are hereby dedicated.

Know all men by these presents that we, the undersigned property owners of the property as above set forth in the legal description, have caused the same to be surveyed and platted into lots, blocks, easements, lanes, drives, courts, streets and avenues. The same to be known as Herzog Foundation, an addition to the City of Smithville, Clay County Missouri, the lanes, drives, courts, streets and avenues are hereby dedicated to and for the use of public, and easements as indicated on the accompanying plat are hereby granted to the public for the purpose of constructing, operating, maintaining, and repairing all public utilities.

**DEDICATION:**  
Catholic Diocese of Kansas City—St. Joseph, a Missouri nonprofit corporation, declare that they are the sole owners of the above described tract of land and have caused the same to be divided into streets and lots of the sizes, dimensions, and locations as shown on this plat, which plat was drawn by authority of and under their direction. Said plat shall hereinafter be known as:

"Herzog Foundation"

**IN TESTIMONY WHEREOF,** the undersigned have caused these presents to be signed as follows:

David A. Malanowski  
Treasurer

STATE OF MISSOURI )  
COUNTY OF CLAY )SS;

State of \_\_\_\_\_ County of \_\_\_\_\_, SS.  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, a notary public in and for said County and State, came \_\_\_\_\_ 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.

(SEAL)

My Commission Expires: \_\_\_\_\_

**PLANNING COMMISSION:**

The final plat of Herzog Foundation was submitted to and approved by the Smithville Planning and Zoning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Chairman (SEAL) Secretary (SEAL)

**BOARD OF ALDERMEN:**

This final plat approved by the Board of Aldermen of Smithville, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Mayor (SEAL) ATTEST: City Clerk

**RECORDER OF DEEDS:**

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

County Recorder

**LANDOWNER/DEVELOPER:**  
Donald L. Talley, Jr.  
1101 S US 169 Hwy  
Smithville MO 64089

**PREPARED BY:**  
Richard L. Mattson, MO PLS 2674  
Midland Surveying, Inc.  
4784 Frederick Blvd.  
St. Joseph, MO 64506

FILE:	DATE:	SCALE:	REVISED:	SHEET NO.
HERZOG_FOUNDATION_FINAL	MAY 4, 2020	1" = 100'		1 OF 1

PREPARED FOR:  
**DIocese of KC—ST JOSEPH REAL ESTATE**  
SECTION 2, T-53N; R-33W  
SMITHVILLE, CLAY COUNTY MISSOURI

**MIDLAND SURVEYING**

Midland Surveying, Inc.  
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS  
501 North Market, Maryville, MO 64468  
ph. (660) 582-8633 fax (660) 582-7173  
4784 Frederick Blvd, St. Joseph, MO 64506  
ph. (816) 233-7900 fax (816) 233-4852

