PARADISE STORAGE

A REPLAT OF LOTS 1&2 PARADISE SOUTH

FINAL PLAT

A Major Subdivision in Clay County, Missouri

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 Main Easement
I/E = Ingress and Egress Easement
R = Radius
R/W = Right-of-Way
SIGN/ESMT = Sign Easement
N.T.S = Not to Scale
℄ = Centerline

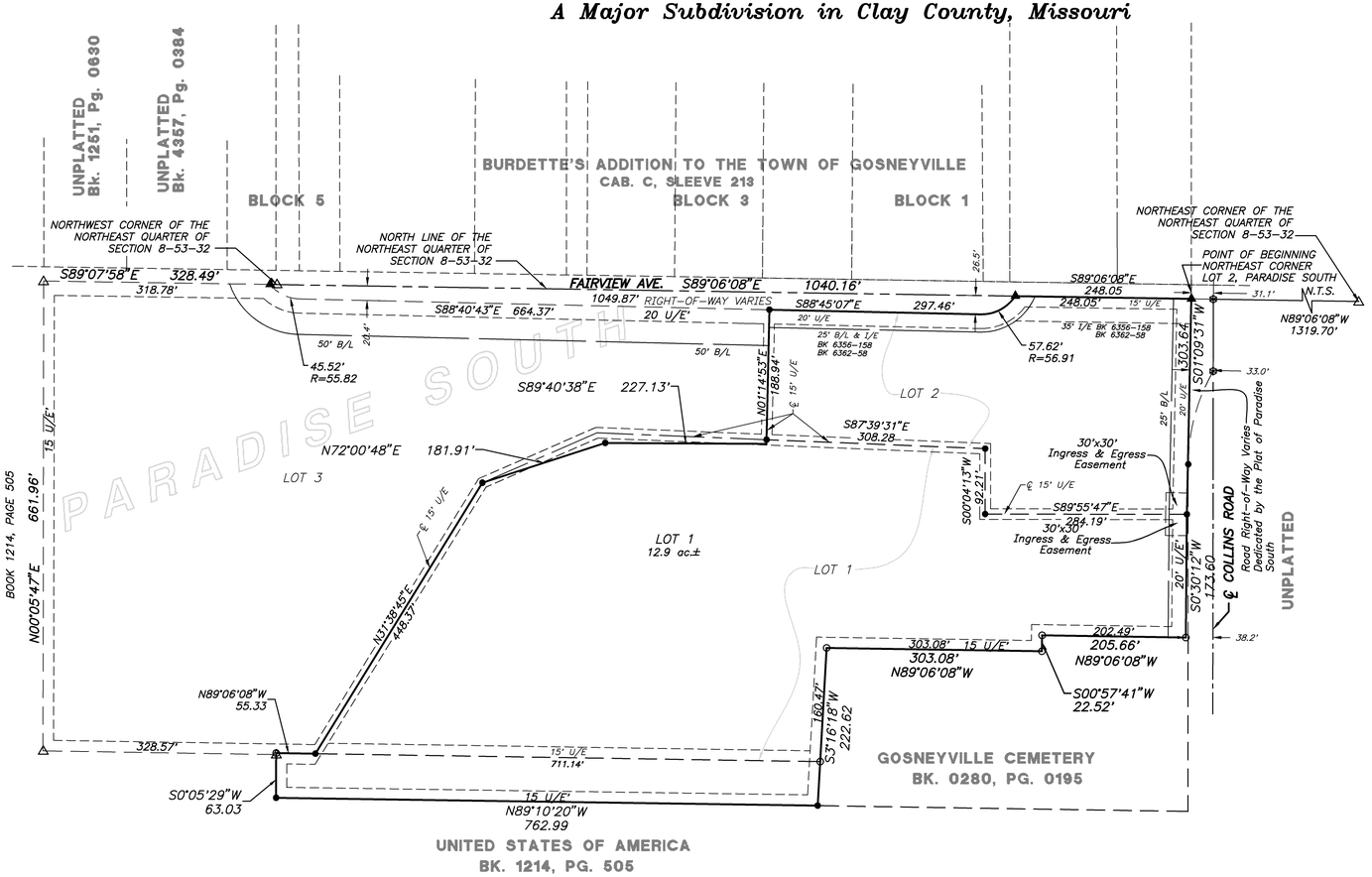
△ Denotes Existing Monument

▲ Denotes Monument to be set after construction of Utilities and Streets.

● Denotes 1/2" Rebars to be Set with Plastic Caps #2074

○ Denotes Existing Bar

❄ Set Spindle Spike



Location Map
SEC. 8-53-32
NOT TO SCALE

PROPERTY DESCRIPTION:
All that part of the North Half of Section 8, Township 53, Range 32, Clay County, Missouri, described as follows: Beginning at the Northeast Corner of Lot 2, PARADISE SOUTH, a subdivision of land in Clay County, Missouri ; thence South 01 degrees 09 minutes 31 seconds West along the Westerly Right-of-Way Line of Collins Road also being the East Line of said PARADISE SOUTH, a distance of 303.64 feet; thence South 00 degrees 30 minutes 12 seconds West along said right-of-way line, a distance of 173.60 feet; thence North 89 degrees 06 minutes 08 seconds West along the south line of said PARADISE SOUTH, a distance of 205.66 feet thence continuing along the Southerly line of said PARADISE SOUTH; thence South 00 degrees 57 minutes 41 seconds West, a distance of 22.52 feet thence continuing along the Southerly line of said PARADISE SOUTH; thence North 89 degrees 06 minutes 08 seconds West, a distance of 303.08 feet; thence South 03 degrees 16 minutes 18 seconds West, a distance of 222.62 feet; thence North 89 degrees 10 minutes 20 seconds West, a distance of 762.99 feet; thence North 00 degrees 05 minutes 29 seconds East, a distance of 60.93 feet to the South line of Lot 3, of said PARADISE SOUTH; thence along said Lot 3, South 89 degrees 06 minutes 08 seconds East, a distance of 55.33 feet; thence continuing along said Lot 3, North 31 degrees 38 minutes 45 seconds East, a distance of 448.37 feet; thence North 72 degrees 00 minutes 48 seconds East, a distance of 181.91 feet; thence South 89 degrees 40 minutes 38 seconds East, a distance of 227.13 feet; thence North 01 degrees 14 minutes 53 seconds East, a distance of 188.94 feet to the South right-of way line of Fairview Avenue; thence along said right-of way South 88 degrees 45 minutes 07 seconds East, a distance of 297.46 feet; thence along a curve Northeasterly to the left being tangent to the last described course having a radius of 56.91 feet an arc length of 57.62 feet to a point on the North line of the Northeast quarter of said Section 8; thence South 89 degrees 45 minutes 08 seconds East, a distance of 248.05 feet to the Point of Beginning. Said tract of land contains 12.90 acres, more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "PARADISE STORAGE".

EASEMENTS: An easement or license is hereby granted to 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 thereover any structures (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction 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.

IN TESTIMONY WHEREOF: The undersigned proprietors have hereunto set their hands this _____ day of _____, 2015.

_____ Thomas A. Massie, Managing Member

_____ Cara L. Massie, Managing Member

STATE OF MISSOURI
COUNTY OF _____ } s.s.

Be it remembered that on this_____day of_____, 2015, before me, a Notary Public in and for said County and State, came Thomas A. Massie and Cara L. Massie, Managing Members of PARADISE STORAGE L.L.C, to me personally known to be the same people who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In witness thereof: I have hereunto set my hand an affixed my notarial seal in my office in said county and state above mentioned the day and year last above written.

MY COMMISSION EXPIRES: _____

_____ NOTARY PUBLIC

This plat of PARADISE STORAGE has been submitted to and approved by the Clay County Planning Commission this _____ day of _____, 2015.

_____ COUNSELOR

_____ CHAIRMAN

_____ DIRECTOR

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this _____ day of _____, 2015.

_____ Presiding Commissioner

_____ County Clerk

_____ Western District Commissioner

_____ Eastern District Commissioner

Note: This plat meets the accuracy requirements for a Urban Class of Property.

I hereby state that the plat of PARADISE STORAGE subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Agriculture, Land Survey Division, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. 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, LS-2074

FINAL PLAT
PARADISE STORAGE
CLAY COUNTY,MISSOURI

AYLETT SURVEY & ENGINEERING CO.
LAND SURVEYING - CIVIL ENGINEERING - LAND PLANNING
201 NW. 72ND ST. - GLADSTONE, MO 64118 PH. (816) 436-0752 - FAX (816) 436-0767

Prepared For:
PARADISE STORAGE, LLC,
Tom & Cara Massie
18316 Collins Road
SMITHVILLE, MO 64089

Drawn By: ZAB	File Name: 49897FPA	SEC: 8-53-32	Date: April 30, 2015	Job No: 49897