

FINAL PLAT  
LANDMARK FARMS

A SUBDIVISION IS THE SOUTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 53 NORTH, RANGE 33 WEST,  
CLAY AND PLATTE COUNTY, MISSOURI

PROPERTY DESCRIPTION  
CONTAINING 3,361,907 SQUARE FEET OR 76.96 ACRES

AND THAT PART OF THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 53 NORTH, RANGE 33 WEST, IN CLAY AND PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID SECTION 3 IN PLATTE COUNTY, MISSOURI; THENCE S89°31'16"E, ALONG THE NORTH LINE OF SAID FRACTIONAL QUARTER, A DISTANCE OF 278.71 FEET TO THE NORTHEAST CORNER OF SAID FRACTIONAL QUARTER; THENCE S00°44'39"E, ALONG THE EAST LINE OF SAID FRACTIONAL QUARTER, A DISTANCE OF 49.45 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID SECTION 3 IN CLAY COUNTY; THENCE S89°52'56"E, ALONG THE NORTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, A DISTANCE OF 987.32 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST FRACTIONAL QUARTER OF SECTION 3; THENCE S00°37'37"W, ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 2652.92 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF SAID FRACTIONAL QUARTER; THENCE N89°13'12"W, ALONG THE SOUTH LINE OF SAID FRACTIONAL QUARTER, A DISTANCE OF 949.26 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 3 IN CLAY COUNTY; THENCE N00°24'52"W, ALONG THE PLATTE COUNTY AND CLAY COUNTY LINE, A DISTANCE OF 49.41 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 3 IN PLATTE COUNTY; THENCE N89°14'01"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, A DISTANCE OF 308.24 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 3 IN PLATTE COUNTY; THENCE N00°31'16"E, ALONG THE WEST LINE OF SAID FRACTION QUARTER, A DISTANCE OF 2640.16 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:

1. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM A TITLE REPORT BY STEWART TITLE COMPANY COMMITMENT NUMBER 866477, EFFECTIVE DATE OF AUGUST 19, 2020 AT 6:00AM.
2. THE BEARINGS SHOWN HEREON ARE BASED UPON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE, AT KANSAS CITY METRO CONTROL MONUMENT CL-76 (2003 ADJUSTMENT).
3. 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 FOR ERRORS OR OMISSIONS IN THE SURVEY, INCLUDING BUT NOT LIMITED TO, THE FOLLOWING: BUILDING SET BACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND ZONING OR OTHER LAND USE REGULATIONS.
4. CERTAIN INFORMATION SHOWN HEREON WAS OBTAINED FROM A TITLE REPORT BY STEWART TITLE COMPANY COMMITMENT NUMBER 866477, EFFECTIVE DATE OF AUGUST 19, 2020 AT 6:00AM.
5. 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.
6. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
7. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 14 OF 350, MAP NUMBER 2904-2001-01-E, EFFECTIVE DATE: AUGUST 3, 2015, THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAT DEDICATION.
8. 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 "LANDMARK FARMS".

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.

BUILDING LINES OR SETBACK LINES (B/L) 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 7.5 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.

NOTARY PUBLIC  
STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_, SS.

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, \_\_\_\_\_, PERSONALLY KNOWN TO ME, HAS PRESENTED TO ME A CERTAIN INSTRUMENT OF WRITING AND DECLARED THAT HE OR SHE, THE PERSON WHO HAS EXECUTED THE FOREGOING INSTRUMENT, NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

SMITHVILLE PLANNING AND ZONING COMMISSION:

THE FINAL PLAT OF "LANDMARK FARMS" SUBDIVISION WAS SUBMITTED TO AND APPROVED BY THE SMITHVILLE PLANNING AND ZONING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN

SECRETARY

AND:

THIS FINAL PLAT APPROVED \_\_\_\_\_ BY THE BOARD OF ALDERMEN OF SMITHVILLE, MISSOURI.

(SEAL) MAYOR

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

ENTERED ON TRANSFER OF RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY RECORDER

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E:\A-CLAY COUNTY\L-18086 LANDMARK FARMS PLAT\dwg\PLAT\L-18086 PLAT\_REV 11-10-2020.dwg 11/12/2020 10:21:48 AM CST

**R.L. Buford & Associates, LLC**  
LAND SURVEYING - DEVELOPMENT CONSULTANTS  
R.L. BUFORD & ASSOCIATES, LLC - NO CERT. OF  
AUTHORITY LICENSE NO. LS-2010031977  
rob@rlbuford.com

P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

FOR	SEC.-TWP.-RGE.	COUNTY	JOB NO.
ERIC CRAIG	3-53-33	CLAY	L-20179
DATE	FIELD BOOK		
11/20/2020			
PLAT	DRAWN BY		
	A.B.H.		

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 MISSOURY 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*  
ROBERT G. YOUNG, PLS-2007000089

11/20/2020  
DATE

