

Preliminary Plat  
Daveport Farms Commercial 1st Plat  
Part Of The Northwest Quarter  
Section 1, Township 33 North Range 33 West  
Smithville, Clay County, Missouri

PROPERTY CLASSIFICATION: Urban  
Deed Reference:  
Book 9628 Page 81  
Book 5603 Page 72  
Plat Reference:  
Book G Page 95  
Survey Ordered By:  
Rymeg INC  
Owner Developer:  
RYMEQ, Inc (Bob Schmidt)  
1912 Harold Drive  
Raymore, MO 64083

BASIS OF BEARING  
GRID NORTH BY  
GPS OBSERVATION

BAR SCALE  
40 0 20 40  
( IN FEET )  
1 inch = 40 ft.

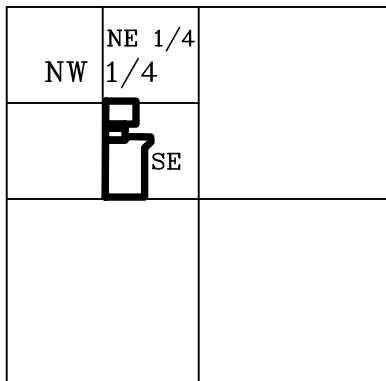
LEGEND

- EXISTING 1/2" CAPPED IRON PIN
- SET #4 REBAR
- △ COMPUTED POSITION
- ▲ CORNER OF RECORD

Sewer Easement  
Dimensions

| Parcel Line Table |             |        |
|-------------------|-------------|--------|
| Line #            | Direction   | Length |
| L1                | N90°00'00"E | 29.20  |
| L2                | N0°00'00"W  | 599.36 |
| L3                | N36°13'39"W | 22.89  |
| L4                | N0°01'50"W  | 100.78 |
| L5                | N90°00'00"W | 298.89 |
| L6                | N0°00'38"E  | 27.59  |
| L7                | S89°59'42"W | 29.65  |
| L8                | S0°00'00"E  | 32.46  |
| L9                | N90°00'00"W | 39.00  |
| L10               | N0°00'00"E  | 22.46  |
| L11               | N0°00'38"E  | 110.00 |
| L12               | N0°00'38"E  | 60.00  |
| L13               | N0°00'38"E  | 34.45  |
| L14               | N0°00'38"E  | 58.19  |
| L15               | S89°59'55"W | 96.82  |
| L16               | N0°00'00"E  | 38.77  |

VICINITY MAP  
SECTION 1



West 1/4 Corner  
Section 1  
Township 53-N  
Range 33-W  
Existing 5/8"  
Iron Pin

Eagle Parkway "F"  
Missouri Highway Route "F"

188th Street

S89°49'43"W 2649.28'  
South Line NW1/4

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Surveyor Notes

- Purpose of Plat:**  
This plat was prepared for the purpose of subdividing land in accordance with Smithville, Clay County, Missouri and is not intended for construction, title examination, or other purposes unless specifically stated.
- No Title Review:**  
This plat does not represent a title opinion. The surveyor has not performed a title search and makes no representation regarding ownership, easements, restrictions, encroachments, or other matters of title not apparent from visible evidence or not disclosed by the client.
- Easements and Rights-of-Way:**  
Easements and rights-of-way shown hereon are based on information provided by the client, recorded documents, or public sources. Their completeness, accuracy, and legal status have not been independently verified.
- Utility Locations:**  
The location of utilities shown hereon, if any, are approximate and based on surface evidence, markings, or information provided by utility companies. The surveyor makes no guarantee as to the existence, exact location, or condition of underground utilities or infrastructure.
- Floodplain and Environmental Features:**  
This plat does not constitute a floodplain determination or environmental assessment unless specifically noted. No wetland delineation, soil analysis, or environmental testing was conducted by the surveyor.
- Basis of Bearings and Measurements:**  
Bearings and distances are based on Missouri West Zone NAD . All measurements are subject to standard surveying tolerances.
- Improvements Not Depicted:**  
Existing site improvements (buildings, fences, driveways, etc.) may not be shown unless specifically noted. The depiction of such features, if shown, is for reference only and may not be complete.
- Compliance with Regulations:**  
This plat has been prepared in accordance with applicable local and state subdivision regulations as of the date of the survey. It is the responsibility of the developer or property owner to obtain all necessary approvals from governing authorities.
- Changes After Date of Survey:**  
This plat reflects conditions as of the date of the field survey. The surveyor is not responsible for changes or developments occurring after that date.
- Use by Third Parties:**  
This plat is intended for the exclusive use of Rymeg, INC and applicable reviewing authorities. Use or reliance by others is not authorized without the express written consent of the surveyor.
- Surveyor Stamp**  
Survey is Valid If Stamped And Signature Is Present Or Has Been Electronically Signed And Approved By Bobbie J. Nickols

Survey Description

A Part Of The Northwest Quarter Of Section 1, Township 53 North, Range 33 West, Smithville, Clay County, Missouri. Being More Particularly Described As Follows:  
Commencing At The Center Of Section 1; Thence South 89 Degrees 49 Minutes 43 Seconds West Along The South Line Of The Northwest Quarter 743.33 Feet; Thence North 00 Degrees 10 Minutes 17 Seconds West Departing Said Line 30.24 Feet To The Northerly Right-Of-Way Of 188<sup>th</sup> Street As Now Located And Along The Following Described Calls Being The Point Of Beginning;  
Thence South 89 Degrees 49 Minutes 43 Seconds West 544.78 Feet To The Easterly Right-Of-Way Of Eagle Parkway (Missouri Highway Route "F") As Now Located And Along The Following Described Calls; Thence North 00 Degrees 12 Minutes 25 Seconds East 71.64 Feet; Thence North 00 Degrees 26 Minutes 35 Seconds East 1249.71 Feet; Thence North 90 Degrees 00 Minutes 00 Seconds East Departing Said Right-Of-Way 415.49 Feet; Thence South 00 Degrees 27 Minutes 55 Seconds West 314.92 Feet; Thence South 89 Degrees 59 Minutes 58 Seconds West 150.09 Feet; Thence South 00 Degrees 00 Minutes 20 Seconds East 60.00 Feet; Thence South 00 Degrees 00 Minutes 20 Seconds East 115.15 Feet; Thence South 89 Degrees 53 Minutes 48 Seconds East 354.05 Feet; Thence South 02 Degrees 39 Minutes 33 Seconds East 74.41 Feet; Thence South 47 Degrees 38 Minutes 02 Seconds West 115.71 Feet; Thence South 00 Degrees 00 Minutes 03 Seconds West 676.67 Feet To The Point Of Beginning, Containing 14.62 Acres More Or Less. Subject To Any And All Encumbrances And Rights Recorded Or Unrecorded.

SHEET:

1-1

Preliminary  
Plat

07/30/2026 AutoCAD Civil 3D  
Designed by: TRP Surveyed by: BB  
Checked by: BJN Drawn by: JIN  
Project #: 26-5266 Sheet Size: 24X36  
File: 26-5266.DWG

Part Of The  
Northwest Quarter  
(410-420) Section 1, Township 53 North, Range 33 West  
Smithville, Clay County, Missouri

CFS  
ENGINEERS

Springfield Office - (417) 986-4067  
3015 E. Cairo Street  
Springfield, Missouri 65802

www.CFSE.com

Civil Engineering - Land Surveying - Materials Testing

Revisions:

Bobbie J. Nickols  
P.L.S. 20260200860

CFS Engineers  
MO LICENSE #: 180141100