PARADISE STORAGE

A REPLAT OF LOTS 1&2 PARADISE SOUTH

PRELIMINARY 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

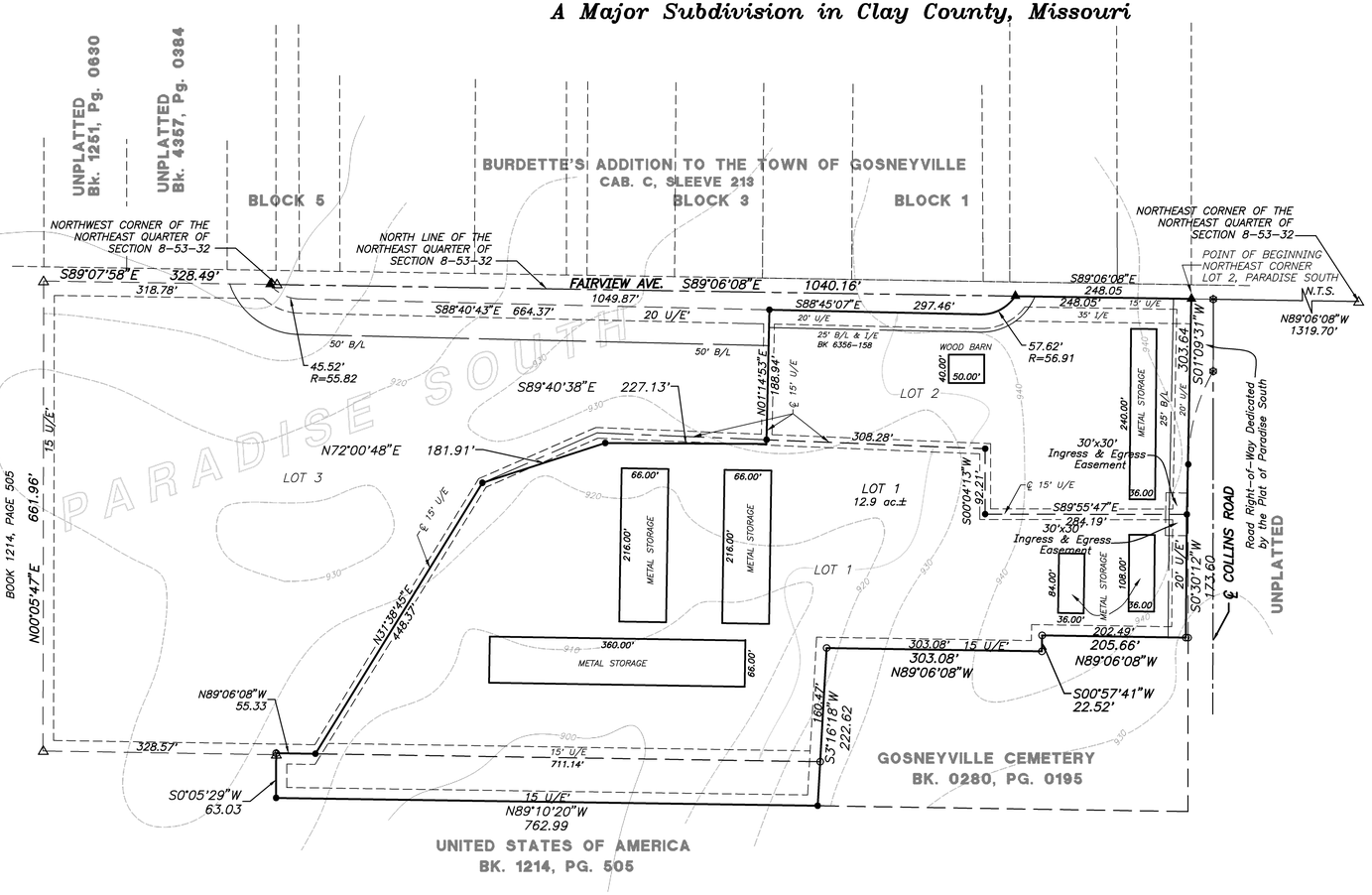
△ Denotes Existing Monument

▲ 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.

GENERAL NOTES:

1. Applicant: Paradise Storage LLC
   18316 Collins Road
   Smithville, Mo 64089
2. Property Owner: Paradise Storage LLC.
3. Surveyor: Aylett Survey & Engineering Company
   201 NW. 72nd Street
   Gladstone, Missouri, 64118
4. Soil Type: Ladoga Loam, Armster Loam,
5. Topography is taken from the Smithville Quadrangle U.S.G.S. Map with an Interval of 10'.
6. This Tract is Currently Zoned "C-3 & AG" Proposed Zoning C-3
7. Water District- Clinton County # 4
8. The Sewer is Septic.
9. This Tract does not lie within the Regulatory Flood Plain per FIRM Community-Pannel #290086 0025 B dated April 16, 2003.

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