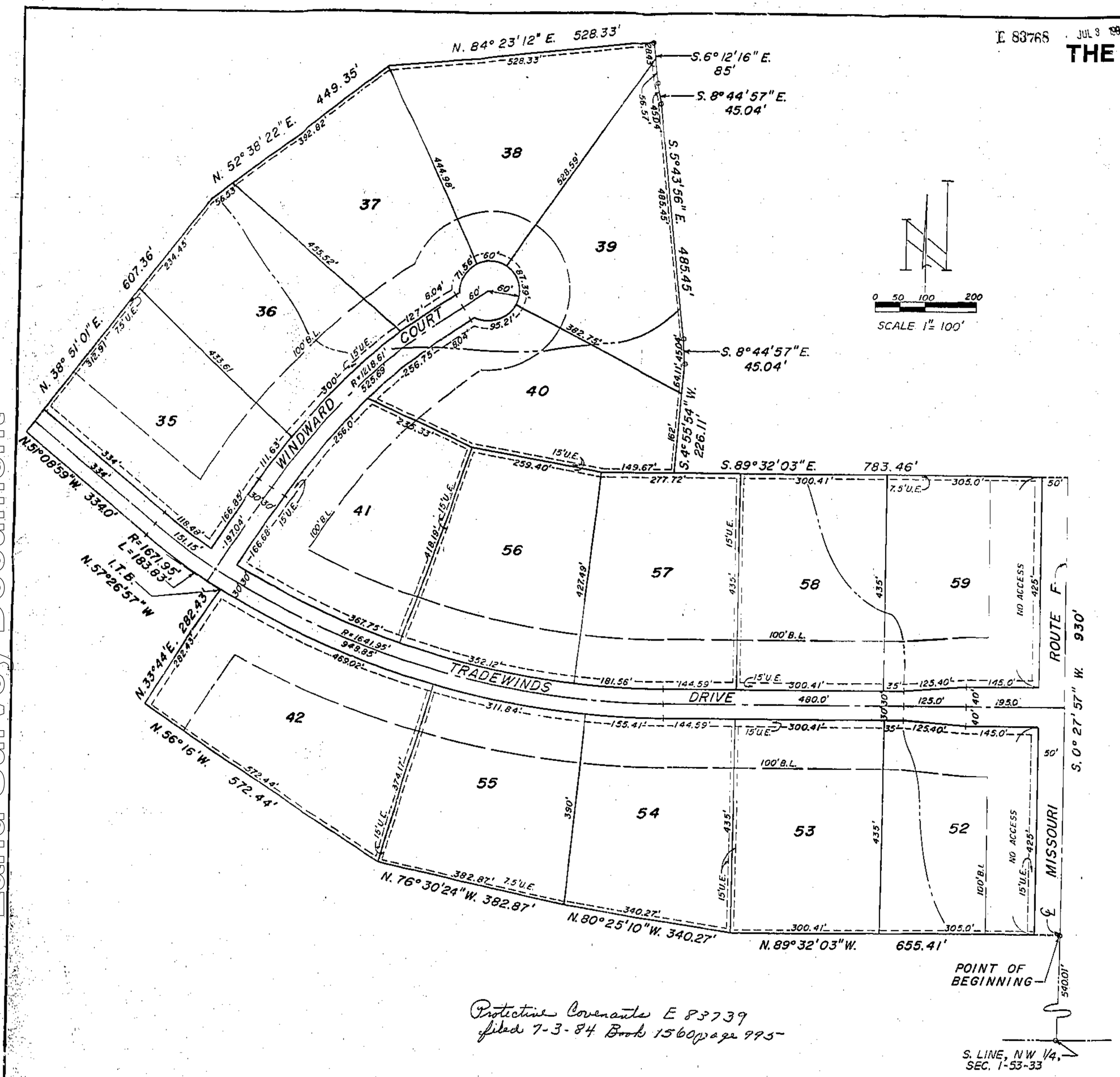
Clay County, Missouri
Land Survey Document

E 83768 JUL 3 1984

THE TRADEWINDS OF WESTBAY
3 RD PLAT



Protective Covenants E 83739
filed 7-3-84 Book 1560 page 995

Legal Description

Part of the Northwest quarter of Section 1, and part of the Northeast quarter of Section 2, all in Township 53, Range 33, Clay County, Missouri, being described as follows: Beginning at a point on the centerline of Missouri Route F, 640.01 feet North of the South line of said Northwest quarter of Section 1; thence North 89 degrees 32 minutes, 03 seconds West, 655.41 feet; thence North 80 degrees, 25 minutes, 10 seconds West, 340.27 feet; thence North 76 degrees, 30 minutes, 24 seconds West, 382.87 feet; thence North 56 degrees, 16 minutes West, 572.44 feet; thence North 33 degrees, 44 minutes East, 282.43 feet to a point on a curve, said curve having a radius of 1671.95 feet; thence along said curve to the right, with an initial tangent bearing of North 57 degrees, 26 minutes, 57 seconds West, a distance of 183.83 feet to a point of tangency; thence North 51 degrees, 08 minutes, 59 seconds West, 334.0 feet; thence North 38 degrees, 51 minutes, 01 seconds East, 607.36 feet; thence North 52 degrees, 38 minutes, 22 seconds East, 449.35 feet; thence North 84 degrees, 23 minutes, 12 seconds East, 528.33 feet; thence South 6 degrees, 12 minutes, 16 seconds East, 85.0 feet; thence South 8 degrees, 44 minutes, 57 seconds East, 45.04 feet; thence South 5 degrees, 43 minutes, 56 seconds East, 485.45 feet; thence South 8 degrees, 44 minutes, 57 seconds East, 45.04 feet; thence South 4 degrees, 55 minutes, 54 seconds West, 226.11 feet; thence South 89 degrees, 32 minutes, 03 seconds East, 783.46 feet to a point on the centerline of Missouri Route F; thence South 0 degrees, 27 minutes, 57 seconds West, 930 feet to the point of beginning.

Dedication

The undersigned owners of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall be hereinafter known as:

The Tradewinds of Westbay 3rd Plat

Easements: An easement or license is hereby granted to Clay County, Missouri to locate, construct and maintain or authorize the location, construction and maintenance and use of conduits, for water, gas, sewer mains, poles, or wires or all or any of them over, under and along the strips marked "Utility Easements", or "U.E.".

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

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.

Restrictions: Restrictions are as set forth and recorded as a separate instrument in the office of the recorder of Deeds in Clay County, Missouri.

IN WITNESS WHEREOF- BAR Z HOMESTEAD, INC. has caused these presents to be signed by its President and its seal affixed this 6th day of September, 1983.

ATTEST:

Patricia W. Zurbuchen, Secretary

Bar Z Homestead, Inc.
Robert D. Zurbuchen, President

State of Missouri)
County of Clay) SS

Be it recorded that on this 6th day of September, 1983, before me, a Notary Public in and for the County and State aforesaid came Robert D. Zurbuchen, President of Bar Z Homestead, Inc., a Missouri Corporation, and the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said Corporation, by the authority of its board of Directors, and that they acknowledged the execution of said instrument to be the free act and deed of said corporation.

My Commission expires 10-17-86

Notary Public

Certificate of Approval: This plat of the Tradewinds of West Bay 3rd Plat, has been submitted to and considered by the undersigned Clay County Officials and is hereby approved.

County Court:

Presiding Judge

Planning Commission:

Director

Notes:

1. "No Access": Direct vehicular access is prohibited across all points along the street right-of-way so designated.
2. Improved sewage treatment facilities will be required for property within the Smithville Lake basin in accord with the regulations and requirements of the Smithville Lake Wastewater Management Agency.
3. All lots as shown on this plat contain a minimum of 3.0 acres.

12/18/1989 Clay County Updates

I certify this to be Filed for Record this 3 day of July A.D., 19 84 at 9 o'clock 30 minutes A.M. and Recorded in Book 22 at Page 22
WM. L. BOLLINGER, Recorder
By Mary E. Moberly Deputy

E. Don Weiskirch L.S. 1439
8-23-83

FOR:
BAR Z HOMESTEAD, INC.
Smithville, Mo.

By: ENVIRONMENTAL DESIGNERS LTD.
17000 Kentucky Road
Independence Mo. 64050

http://www.ClayGov.com