Clay County, Missouri
Land Survey Document

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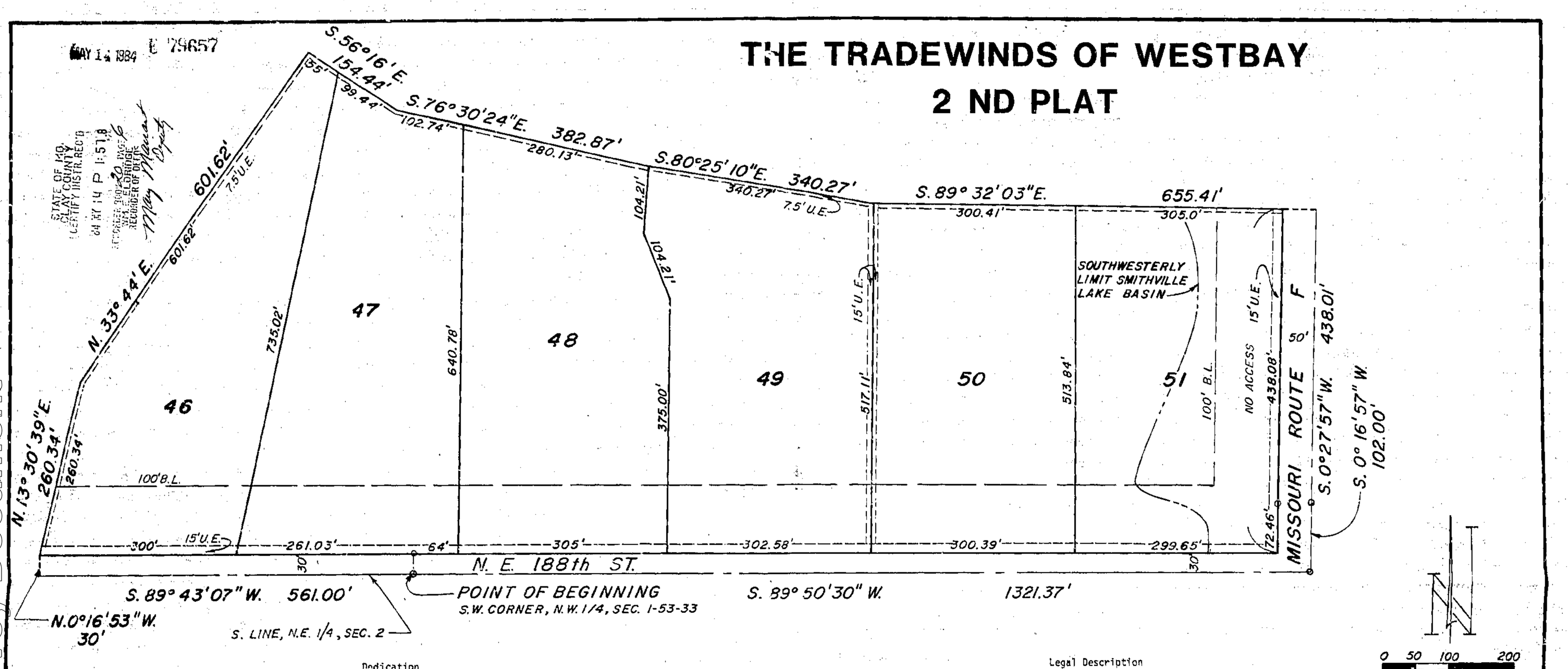
MAY 14 1984 E 79657

THE TRADEWINDS OF WESTBAY
2 ND PLAT



STATE OF MO. CLAY COUNTY CERTIFY INSTR. REC'D 84 MAY 14 P 1:51 8 RECORDER BOOK 20 PAGE 6 WM. E. ELDRIDGE RECORDER OF DEEDS May Mauer Deputy

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 2nd 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 seperate 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
Patricia W. Zurbuchen, Secretary

Bar Z. Homestead, Inc.

Robert D. Zurbuchen
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 10-18-86

Cindy L. Caroway
Notary Public

Certificate of Approval: This plat of the Tradewinds of West Bay, 2nd Plat, has been submitted to and considered by the undersigned Clay County Officials and is hereby approved.

County Court:

Ed Bowman

Don "Hoyo" Hoyland

Planning Commission

Janice D. Pine, Chairman

Vick C. Howard, Counsel

Marie Johnson, Director

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 more particularly described as follows: Beginning at the Southwest corner of the Northwest quarter of said Section 1; thence South 89 degrees, 43 minutes, 07 seconds West, along the South line of said Northeast quarter of Section 2, 561.00 feet; thence North 0 degrees, 16 minutes, 53 seconds West, 30.0 feet; thence North 13 degrees, 30 minutes, 39 seconds East, 260.34 feet; thence North 33 degrees, 44 minutes East, 601.62 feet; thence South 56 degrees, 16 minutes East, 154.44 feet; thence South 76 degrees, 30 minutes, 24 seconds East, 382.87 feet; thence South 80 degrees, 25 minutes, 10 seconds East, 340.27 feet; thence South 89 degrees, 32 minutes, 03 seconds East, 655.41 feet to a point on the centerline of Missouri Route F; thence South 0 degrees, 27 minutes, 57 seconds West, along said centerline, 438.01 feet; thence South 0 degrees, 16 minutes, 57 seconds West, continuing along said centerline, 102.00 feet to a point on the South line of the Northwest quarter of said Section 1; thence South 89 degrees, 50 minutes, 30 seconds West, along said South line, 1321.37 feet to the point of beginning.

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.

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

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

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

Protective Covenants E 79658
filed 5-14-84 Book 1551-982

12/5/84 JM
Clay County
updates