Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ◇ LAND PLANNING ◇ CIVIL ENGINEERING
201 NW 72ND STREET ◇ GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 436-0767

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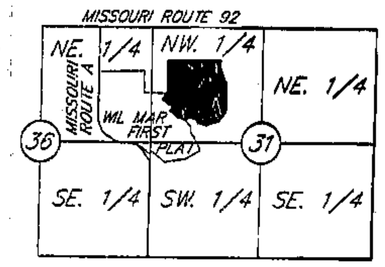
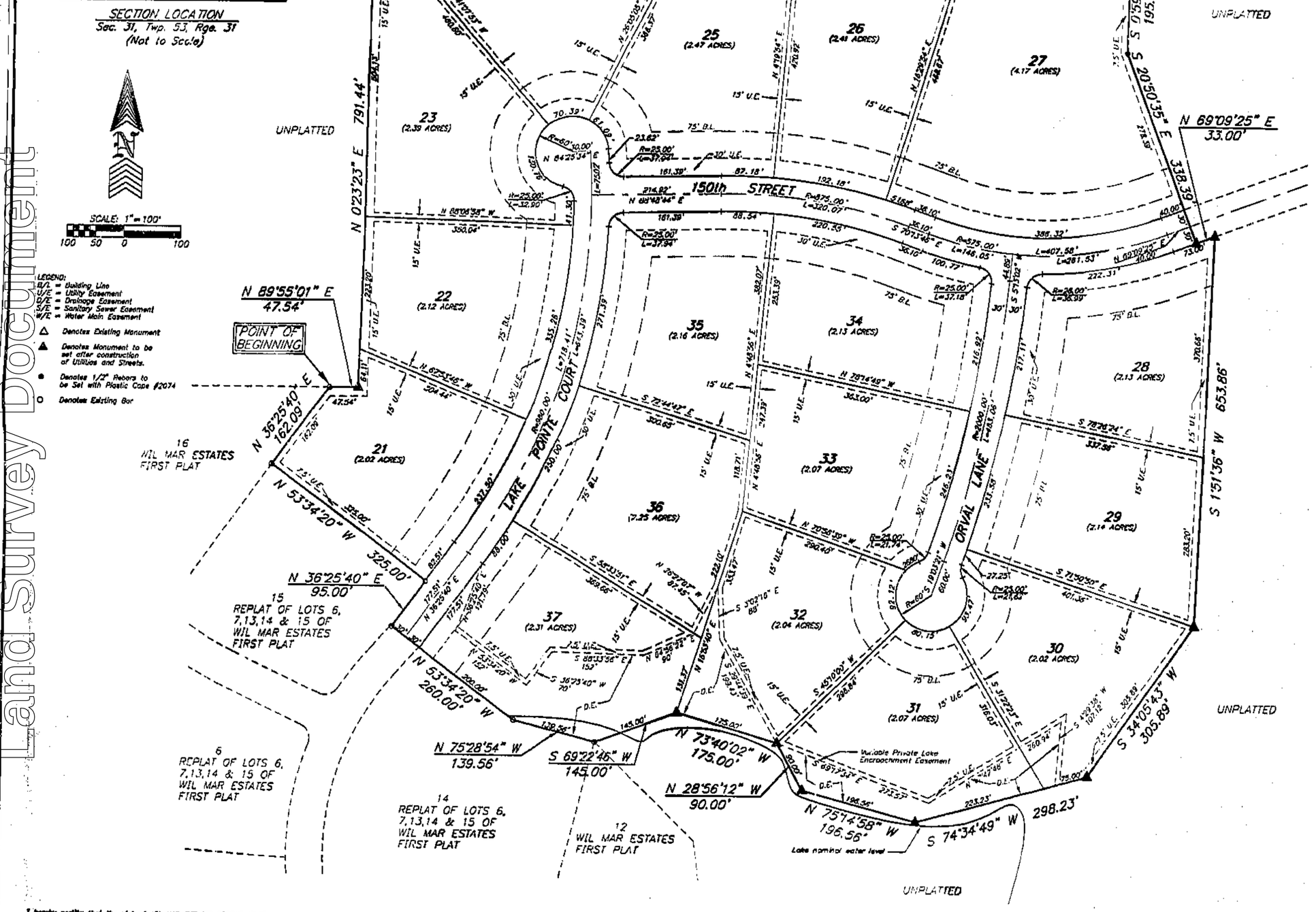
WIL MAR ESTATES SECOND PLAT

P 84277
JAN 19 2000

FINAL PLAT
Clay County, Missouri



SECTION LOCATION
Sec. 31, Twp. 53, Rge. 31
(Not to Scale)



I hereby certify that the plat of WIL MAR ESTATES SECOND PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with the statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 1-11-00 SAMUEL AYLETT, LS-2074

JOB NUMBER
35930
35930LPA.DWG

DESCRIPTION: A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 53, RANGE 31 IN CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 16, WIL MAR ESTATES FIRST PLAT, A SUBDIVISION IN CLAY COUNTY, MISSOURI;
THEN NORTH 89°55'01" EAST, 47.54 FEET;
THEN NORTH 0°23'23" EAST, 791.44 FEET;
THEN SOUTH 89°00'27" EAST, 1270 FEET;
THEN SOUTH 0°59'33" WEST, 195.07 FEET;
THEN SOUTH 20°50'35" EAST, 338.39 FEET;
THEN NORTH 69°09'25" EAST, 33 FEET;
THEN SOUTH 1°51'36" WEST, 653.86 FEET;
THEN SOUTH 34°05'43" WEST, 305.89 FEET;
THEN SOUTH 74°34'49" WEST, 298.23 FEET;
THEN NORTH 75°14'58" WEST, 196.56 FEET;
THEN NORTH 28°56'12" WEST, 90 FEET;
THEN NORTH 73°40'02" 175 FEET;
THEN SOUTH 69°22'46" WEST 145 FEET TO THE NORTHEAST CORNER OF LOT 14, REPLAT OF LOTS 6,7,13,14, & 15 OF WIL MAR ESTATES FIRST PLAT, A SUBDIVISION IN CLAY COUNTY, MISSOURI;
THEN NORTHWESTERLY AND NORTHEASTERLY ON THE NORTHERLY LINE OF SAID SUBDIVISION, THE FOLLOWING FIVE COURSES:
NORTH 75°28'54" WEST, 139.56 FEET;
NORTH 53°34'20" WEST, 260 FEET;
NORTH 36°25'40" EAST, 95 FEET;
NORTH 53°34'20" WEST, 325 FEET;
NORTH 36°25'40" EAST, 162.09 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 42.97 ACRES MORE OR LESS.

DEDICATION: THE UNDERSIGNED PROPRIETOR OF THE TRACT OF LAND DESCRIBED HEREON HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOW AS WIL MAR ESTATES SECOND PLAT.

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO CLAY COUNTY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENT (U.E.). ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURES (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF CLAY COUNTY, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLE NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT.

STREETS: STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES, 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.

IN TESTIMONY WHEREOF: COUCHMAN CONSTRUCTION, INC., HAS BY AUTHORITY OF ITS BOARD OF DIRECTORS, CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE HERETO AFFIXED BY ITS SECRETARY THIS 11th DAY OF January, 2000.

COUCHMAN CONSTRUCTION, INC.

BY: Gary L. Couchman
GARY L. COUCHMAN
PRESIDENT

ATTEST: Patricia S. Couchman
PATRICIA S. COUCHMAN
SECRETARY

STATE OF MISSOURI)
COUNTY OF CLAY) S.S.

ON THIS 11th DAY OF January 2000, BEFORE ME, A NOTARY PUBLIC, APPEARED GARY L. COUCHMAN, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF COUCHMAN CONSTRUCTION, INC., AND THAT THE SEAL AFFIXED TO THIS INSTRUMENT IS THE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY THE AUTHORITY OF ITS GOVERNING BODY AND THAT SAID GARY L. COUCHMAN ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AN DEED OF SAID CORPORATION, AND HE DULY ACKNOWLEDGES THE EXECUTION OF THE SAME.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AN AFFIXED MY NOTARIAL SEAL IN MY OFFICE IN SAID COUNTY AND STATE ABOVE MENTIONED THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 6-11-2000

SUSAN HENSLE
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. JUNE 11,2000

Susan Hensle
NOTARY PUBLIC

THIS PLAT OF WIL MAR ESTATES SECOND PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE CLAY COUNTY PLANNING COMMISSION THIS 2nd DAY OF March, ~~2000~~ 1999

Kevin A. Crabb
COUNSELOR

Tim Ammeter
CHAIRMAN

Stuart W. Borders
DIRECTOR

THESE EASEMENTS AND RIGHT-OF-WAYS ACCEPTED BY THE COUNTY GOVERNING BODY OF CLAY COUNTY, MISSOURI, THIS 10th DAY OF May, ~~2000~~ 1999

ATTEST:

Andrea Thomas
COUNTY CLERK

PRESIDING COMMISSIONER

WESTERN DISTRICT COMMISSIONER

EASTERN DISTRICT COMMISSIONER

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE ON THE _____ DAY OF _____, 2000. IN CABINET _____, SLEEVE _____ AT _____ AM/PM O'CLOCK.

DEPUTY

RECORDER OF DEEDS

Prepared For:
COUCHMAN CONSTRUCTION, INC.
14014 ZACHARY LANE
LIBERTY, MO. 64068
JANUARY 11, 2000

PC-E
Filed CP