Clay County, Missouri
Land Survey Document

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R92727

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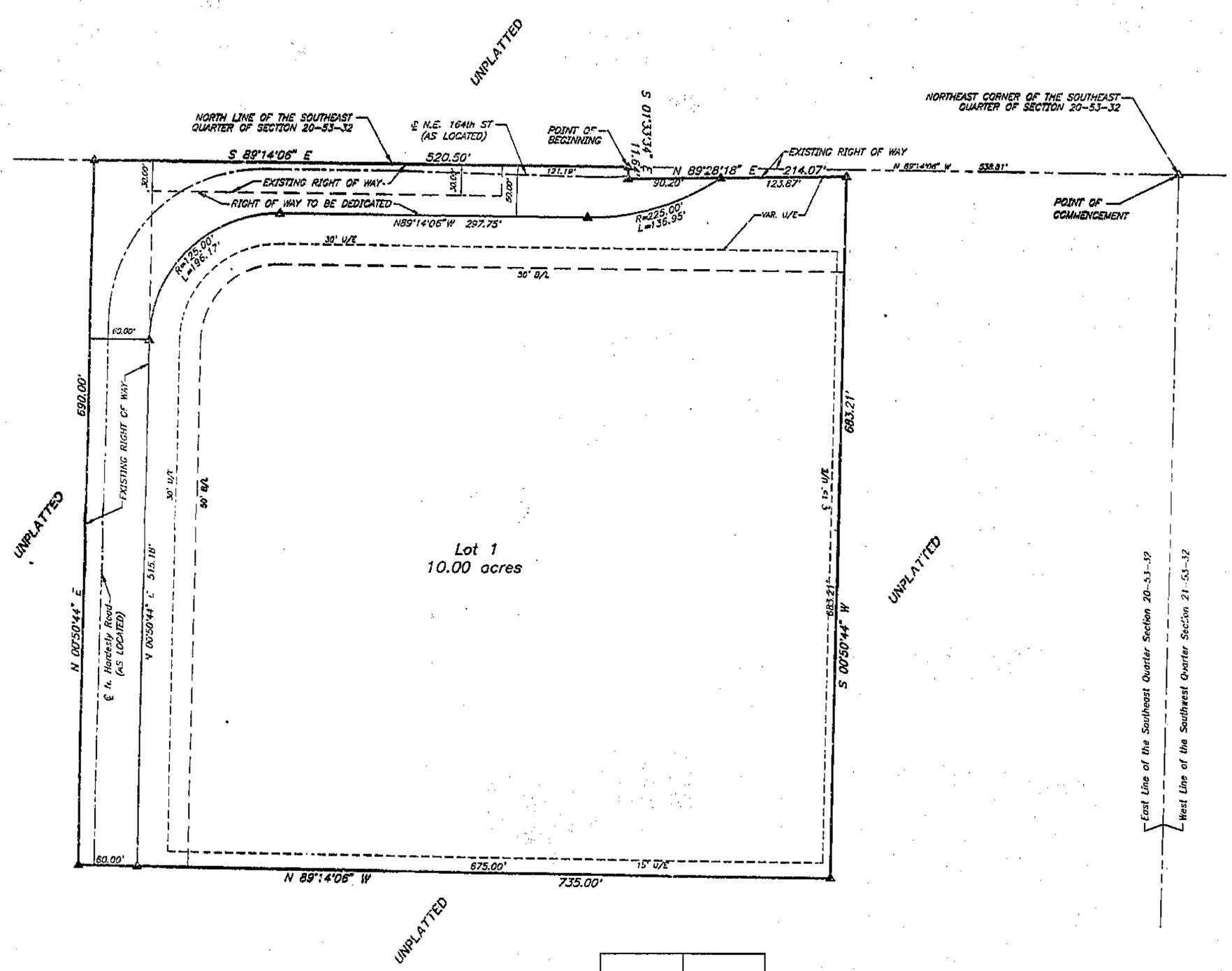
CLAY COUNTY
RECORDER OF DEEDS
2003 MAY 22 A 11:06 P
Book P Page 47
DOSENT T. SEVIER
RECORDER

# WINTERMOOR FARMS PHASE I

## FINAL PLAT

### A Subdivision in Clay County, Missouri




Legal Description:
All that part of the Southeast Quarter of Section 20, Township 53, Range 32 Clay County, Missouri described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 20, thence North 89 degrees 14 minutes 06 seconds West along the North line of the Southeast Quarter of said Section 20, a distance of 538.81 feet to the Point of Beginning of the tract of land herein to be described; thence South 01 degrees 33 minutes 34 seconds East along the South Right-of-way line of N.E. 164th Street, a distance of 13.64 feet; thence continuing along said South Right-of-way line North 89 degrees 28 minutes 18 seconds East, a distance of 214.07 feet; thence South 00 degrees 50 minutes 44 seconds West, a distance of 683.21 feet; thence North 89 degrees 14 minutes 06 seconds West, a distance of 735.00 feet; thence North 00 degrees 50 minutes 44 seconds East, a distance of 690.00 feet to the North line of said Southeast Quarter; thence South 89 degrees 14 minutes 06 seconds East along the North line of said Southeast Quarter, a distance of 520.50 feet to the Point of Beginning. Said tract contains 10.00 acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "WINTERMOOR FARMS PHASE I".

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: The undersigned has hereunto set their hand this 7th day of May, 2003.

Virginia D. Winters
Virginia D. Winters,
Trustee of the Virginia D. Winters Revocable
Trust Agreement dated February 27, 1997

STATE OF MISSOURI )
COUNTY OF Clay ) s.s.

Be it remembered that on this 7th day of May, 2003, before me, a Notary Public in and for said County and State, came Virginia Winters, Trustee of the Virginia D. Winters Revocable Trust Agreement dated February 27, 1997, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri on the day and year last written.

MY COMMISSION EXPIRES: STANLEY HARRIS EILER Notary Public - Notary Seal STATE OF MISSOURI Clay County My Commission Expires Aug. 21, 2003

Stanley Harris Eiler
NOTARY PUBLIC

Virginia D. Winters
Virginia D. Winters, Successor
Trustee of the Gerald W. Winters Revocable
Trust Agreement dated February 27, 1997

STATE OF MISSOURI )
COUNTY OF Clay ) s.s.

Be it remembered that on this 7th day of May, 2003, before me, a Notary Public in and for said County and State, came Virginia Winters, Successor Trustee of the Gerald W. Winters Revocable Trust Agreement dated February 27, 1997, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri on the day and year last written.

MY COMMISSION EXPIRES: STANLEY HARRIS EILER Notary Public - Notary Seal STATE OF MISSOURI Clay County My Commission Expires Aug. 21, 2003

Stanley Harris Eiler
NOTARY PUBLIC

This plat of WINTERMOOR FARMS PHASE I has been submitted to and approved by the Clay County Planning Commission this 8th day of April, 2003.

Chairman, Planning and Zoning Commission

Director, Planning and Zoning Commission

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this 28th day of April, 2003.

ATTEST:

Presiding Commissioner

County Clerk

Western District Commissioner

County Counselor

Eastern District Commissioner

STATE OF MISSOURI )
COUNTY OF _____ ) s.s.

This is to certify that this instrument was filed for record in the Recorder Of Deeds Office on the _____ day of _____, 2003, in Cabinet _____, Sleeve _____ at _____ PM/AM O'Clock.

Deputy

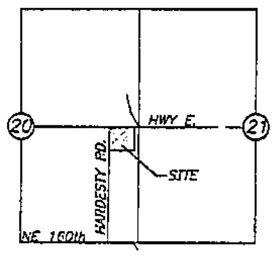
Recorder of Deeds

I hereby certify that the plat of WINTERMOOR FARMS PHASE I subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum 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 all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE 4-11-03 SAM A. AYLETT LS-2074

STATE OF MISSOURI SAM ANTHONY AYLETT NUMBER LS-2074 REGISTERED LAND SURVEYOR

SCALE: 1" = 60'
60 30 0 60




E 1/2 SEC. 20-53-32
W 1/2 SEC 21-53-32

Location Map

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Easement
L/E = Landscape Easement
P/E = Pedestrian Easement
△ 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

NOTES:

1. No portion of the property is located within the 100-year floodplain, according to the Flood Insurance Rate Map panel number 290086 0025 A.
2. Please be advised that an agreement has been recorded with this plat regarding the developer's responsibility to financially assist with improvements to existing county roadways. Interested parties are advised to contact the developer or the Clay County Planning and Zoning Department for further information.

Cab. F
6/3/03 AM

FINAL PLAT
WINTERMOOR FARMS PHASE I
CLAY COUNTY, MISSOURI

Aylett, Flowers Survey & Engineering Company
201 NW 92ND Street • Gladstone, Missouri 64118-1121
Phone: (816) 436-0752 • www.aflsurvey.com • Fax: (816) 436-0747
Land Surveying – Civil Engineering – Land Planning

Prepared For:
Virginia Winters
5811 N.E. 160th St.
Smithville, Mo 64089

| Drawn by: KLM/KRM | File Name: 41190FPA | SEC: 20-53-32 | Date: April 10, 2003 | Job No: 41190 |
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