Clay County, Missouri
Land Survey Document

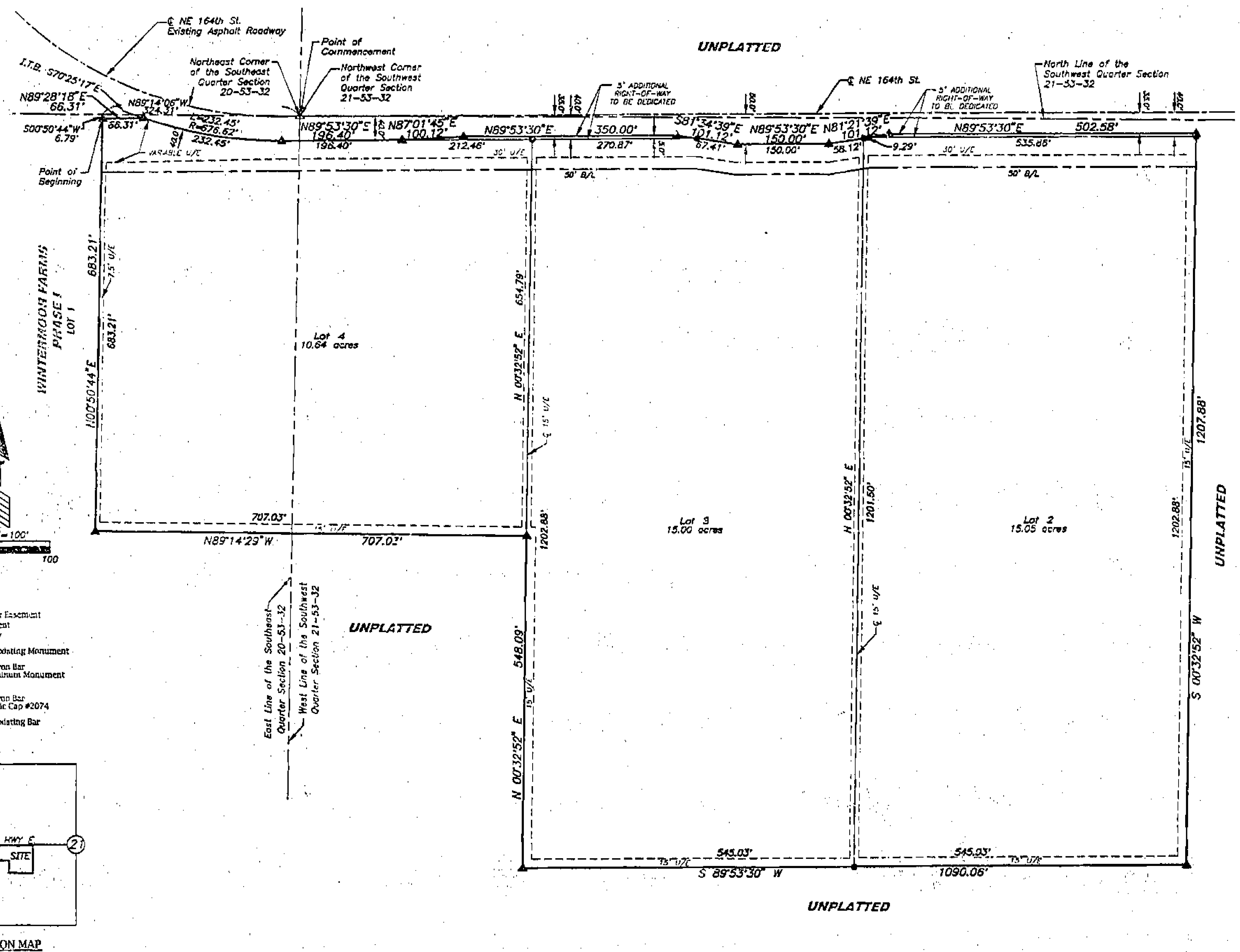
S04971

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
2003 MAY 29 P 2:52
Cab. F Page 34 82
ROBERT T. SEVIER
RECORDER OF DEEDS

WINTERMOOR FARMS PHASE II

FINAL PLAT

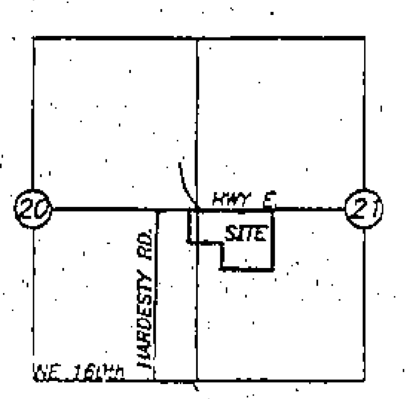
A Subdivision in Clay County, Missouri



LEGEND:

B/L = Building Line
S/E = Sanitary Sewer Easement
U/E = Utility Easement
ROW = Right of Way

△ Denotes Existing Monument
▲ Set 5/8" Iron Bar with Aluminum Monument #2074
● Set 1/2" Iron Bar with Plastic Cap #2074
○ Denotes Existing Bar



LOCATION MAP
SEC.20 & 21-53-32

I hereby certify that the plat of WINTERMOOR FARMS PHASE II 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: 5-14-03 ______ SAM A. AYLETT, LS-2074

NOTE:
1. 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.
2. Covenants and Restrictions have been recorded simultaneously with this final plat.

Cab. F 34 & 82

LEGAL DESCRIPTION:
All that part of the Southeast Quarter of Section 20, Township 53, Range 32 and all that part of the Southwest Quarter of Section 21, Township 53, Range 32, Clay County, described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 20, also being the Northwest corner of the Southwest Quarter of said Section 21; thence North 89 degrees 14 minutes 06 seconds West, along the North line of the Southeast Quarter of said Section 20, a distance of 324.21 feet; thence South 00 degrees 50 minutes 44 seconds West, a distance of 6.79 feet to a point on the South Right-of-way line of N.E. 164th Street said point also being the Point of Beginning of the tract of land herein to be described; thence along said South Right-of-way line North 89 degrees 28 minutes 18 seconds East, a distance of 66.31 feet; thence continuing along said South Right-of-way along a curve to the left having a initial tangent bearing of South 70 degrees 25 minutes 17 seconds East, and a radius of 676.62 feet; and an arc length of 232.45 feet; thence continuing along said South right-of-way line, North 89 degrees 53 minutes 30 seconds East, a distance of 196.40 feet; thence continuing along said South right-of-way line North 87 degrees 01 minutes 45 seconds East, a distance of 100.12 feet; thence continuing along said South right-of-way line, North 89 degrees 53 minutes 30 seconds East, a distance of 350.00 feet; thence continuing along said South right-of-way line South 81 degrees 34 minutes 39 seconds East, a distance of 101.12 feet; thence continuing along said South right-of-way line, North 89 degrees 53 minutes 30 seconds East, a distance of 150.00 feet; thence continuing along said South right-of-way line North 81 degrees 21 minutes 39 seconds East, a distance of 101.12 feet; thence continuing along said South right-of-way line, North 89 degrees 53 minutes 30 seconds East, a distance of 502.58 feet; thence South 00 degrees 32 minutes 52 seconds West, a distance of 1207.88 feet; thence South 89 degrees 53 minutes 30 seconds West, a distance of 1090.06 feet; thence North 00 degrees 32 minutes 52 seconds East, a distance of 548.09 feet; thence North 89 degrees 14 minutes 29 seconds West, a distance of 707.03 feet; thence North 00 degrees 50 minutes 44 seconds East, a distance of 683.21 feet to the Point of Beginning.

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 II".

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 15th day of May, 2003.

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 15th 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: 10-11-04

ANGELA M. ROBBINS
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Oct. 11, 2004

NOTARY PUBLIC

IN TESTIMONY WHEREOF: The undersigned has hereunto set their hand this 15th day of May, 2003.

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 15th 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: 10-11-04

ANGELA M. ROBBINS
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Oct. 11, 2004

NOTARY PUBLIC

This plat of WINTERMOOR FARMS PHASE II has been submitted to and approved by the Clay County Planning Commission this 15th day of May, 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 27th day of May, 2003.

ATTEST:

County Clerk

County Counselor

Presiding Commissioner

Western District Commissioner

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

FINAL PLAT
WINTERMOOR FARMS PHASE II 2003
CLAY COUNTY, MISSOURI

Aylett, Flowers Survey & Engineering Company
201 NW 72ND Street-Gladstone, Missouri 64118-1831
Phone: (816) 436-0752 - www.afsec.com - Fax: (816) 436-0707
Land Surveying ~ Civil Engineering ~ Land Planning

Prepared For:
Virginia Winters
5811 N.E. 160th Street
Smithville, MO 64089

Drawn By: NRM	File Name: 41295FPA	SEC: 20&21-53-32	Date: May 9, 2003	Job No: 41295

http://www.ClayCoGov.com