Clay County, Missouri
Land Survey Document

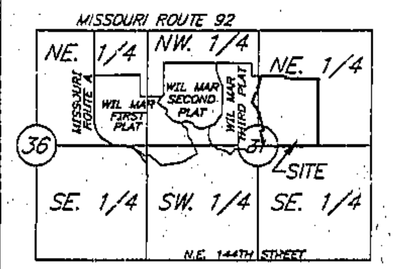
S04973

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
2003 APR -9 P 2:56
BOOK ____ PAGE ____
ROBERT T. SEVERS
RECORDER OF DEEDS

WIL MAR ESTATES FOURTH PLAT

FINAL PLAT

Clay County, Missouri

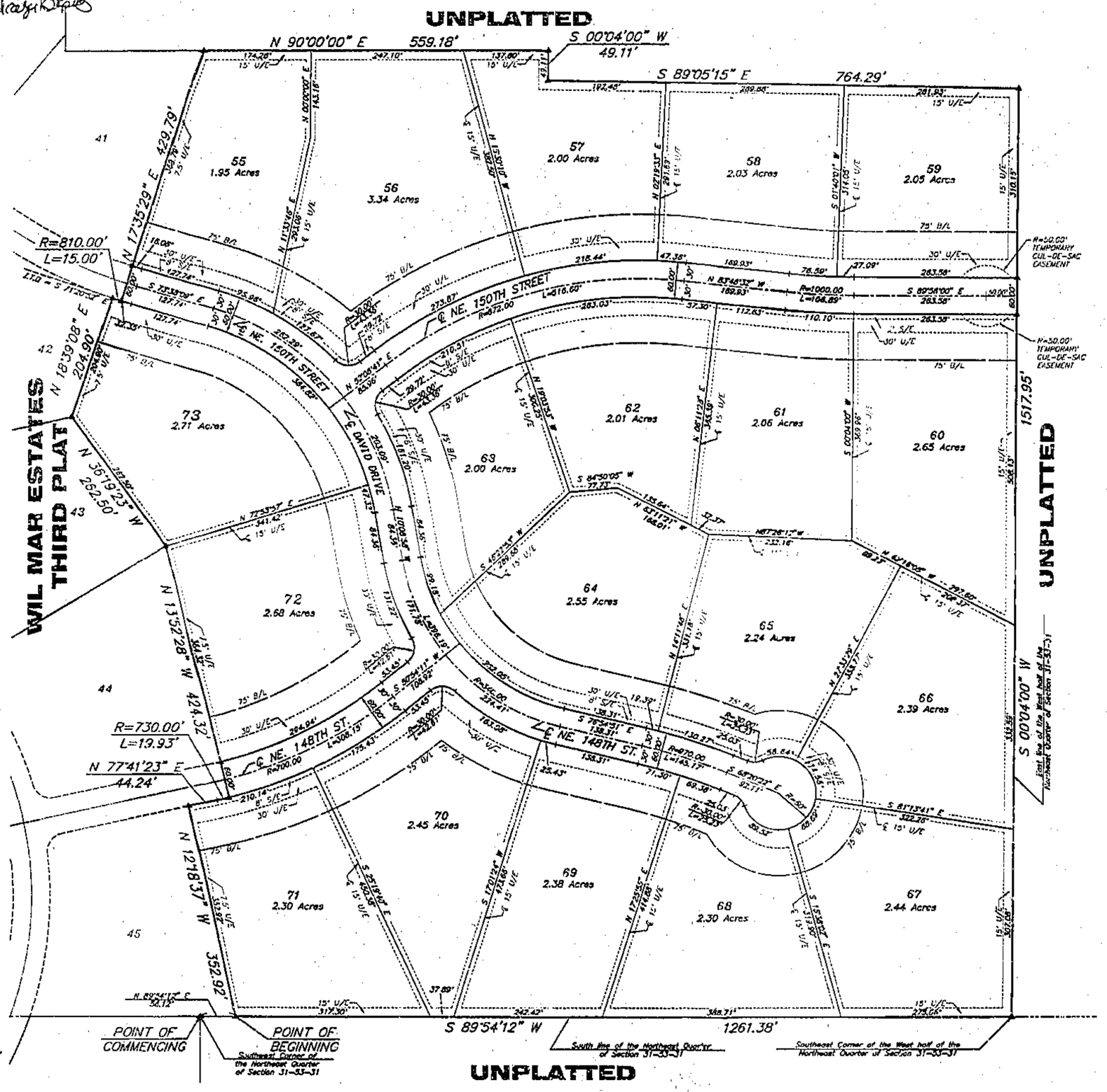


SECTION LOCATION
Sec. 31, Twp. 53, Rge. 31
(Not to Scale)

SCALE: 1" = 100'
100 50 0 100

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



LEGAL DESCRIPTION:
All that part of the North Half of Section 31, Township 53, Range 31, Clay County, Missouri, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Section 31; thence North 89 degrees 54 minutes 12 seconds East along the South line of the Northeast Quarter of said Section 31, a distance of 55.12 feet to the Point of Beginning of the tract of land herein to be described, said point also being the Southeast corner of Lot 40, WIL MAR ESTATES THIRD PLAT, a subdivision of land in Clay County, Missouri; thence North 12 degrees 18 minutes 37 seconds West along the Easterly line of said Lot 40, a distance of 352.92 feet to a point on the Southerly right-of-way line of Northeast 148th Street, said point also being the Northeast corner of said Lot 40; thence North 77 degrees 41 minutes 23 seconds East along said right-of-way line, a distance of 44.24 feet; thence continuing along said right-of-way line Northeasterly along a curve to the left being tangent to the last described course and having a radius of 730.00 feet, an arc distance of 19.93 feet; thence North 13 degrees 52 minutes 28 seconds West along the Easterly line of Lot 44 of said WIL MAR ESTATES THIRD PLAT and its Southerly prolongation thereof, a distance of 424.32 feet to the most Northerly corner of said Lot 44, said point also being the most Easterly corner of Lot 43 of said WIL MAR ESTATES THIRD PLAT; thence North 36 degrees 19 minutes 23 seconds West along the Northeasterly line of said Lot 43, a distance of 262.50 feet to the most Northerly corner of said Lot 43, said point also being the Southeasterly corner of Lot 42 of said WIL MAR ESTATES THIRD PLAT; thence North 18 degrees 39 minutes 08 seconds East along the Easterly line of said Lot 42, a distance of 204.90 feet to a point on the Southerly right-of-way line of Northeast 150th Street, said point also being the Northeasterly corner of said Lot 42; thence Southeasterly along the Southerly right-of-way line of said Northeast 150th Street along a curve to the right having an initial tangent bearing of South 71 degrees 20 minutes 32 seconds East and a radius of 810.00 feet, an arc distance of 15.00 feet; thence North 17 degrees 35 minutes 29 seconds East along the Easterly line of Lot 41 of said WIL MAR ESTATES THIRD PLAT and its Southerly prolongation thereof, a distance of 429.79 feet to the Northeasterly corner of said Lot 41; thence North 90 degrees 00 minutes 00 seconds East, a distance of 559.18 feet; thence South 00 degrees 04 minutes 00 seconds West, a distance of 49.11 feet; thence South 89 degrees 05 minutes 15 seconds East, a distance of 764.29 feet to the East line of the West Half of the Northeast Quarter of said Section 31; thence South 00 degrees 04 minutes 00 seconds West along the East line of the West Half of the Northeast Quarter of said Section 31, a distance of 1517.95 feet to the Southeast corner of the West half of the Northeast Quarter of said Section 31; thence South 89 degrees 54 minutes 12 seconds West along the South line of the Northeast Quarter of said Section 31, a distance of 1261.38 feet to the Point of Beginning. Said tract of land contains 48.60 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 FOURTH 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 afore said 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 30th day of June, 2003.

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 30th day of June, 2003, 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 and deed of said corporation, and he duly acknowledges the execution of the same.

In witness thereof, I have hereunto set my hand and affixed my notarial seal in my office in said county and state above mentioned the day and year last above written.

MY COMMISSION EXPIRES: 6-11-04

SUSAN HEISER
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: 6-11-2004

Susan Heiser
NOTARY PUBLIC

This plat of 4 mar estates fourth plat has been submitted to and approved by the city county planning commission this 12th day of March, 2003.

COORDINATOR

CHAIRMAN

DIRECTOR

These easements and right-of-ways accepted by the county governing body of Clay County, Missouri, this 14th day of April, 2003.

ATTEST:

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 ____ 200X in cabinet ____ sleeve ____ at ____ ____ am/pm o'clock.

DEPUTY

RECORDER OF DEEDS

I hereby certify that the plat of WIL MAR ESTATES FOURTH 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 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: 6-17-03

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

SAM A. AYLETT, LS-2074

Cal. F
8/6/03

FINAL PLAT
WIL MAR ESTATES FOURTH PLAT
CLAY COUNTY, MISSOURI

Aylett, Flowers Survey & Engineering Company
101 NW 7th STD Street-Gladstone, Missouri 64118-1821
Phone: (816) 436-0131-www.afsec.com-Fax: (816) 436-0137
Land Surveying ~ Civil Engineering ~ Land Planning

Prepared For:
COUCHMAN CONSTRUCTION, INC.
1050 COUCHMAN DRIVE
KEARNEY, MO 64060

Drawn By: NM	File Name: 39060FPA	SEC. 31-53-31	Date: March 29, 2003	39060

http://www.ClayCoGov.com