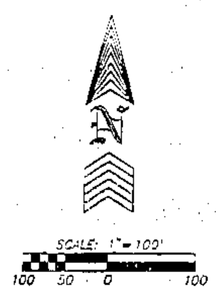
WINTERMOOR FARMS PHASE III

FINAL PLAT

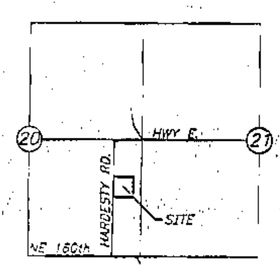
A Major Subdivision in Clay County, Missouri

S71942

CLAY COUNTY
I CERTIFY INSTR. RECD
2004 MAY 20 AM 11:59
BOOK F PAGE 510 DO
ROBERT T. SEVIER
RECORDER OF DEEDS
By Randy Mathews
Deputy

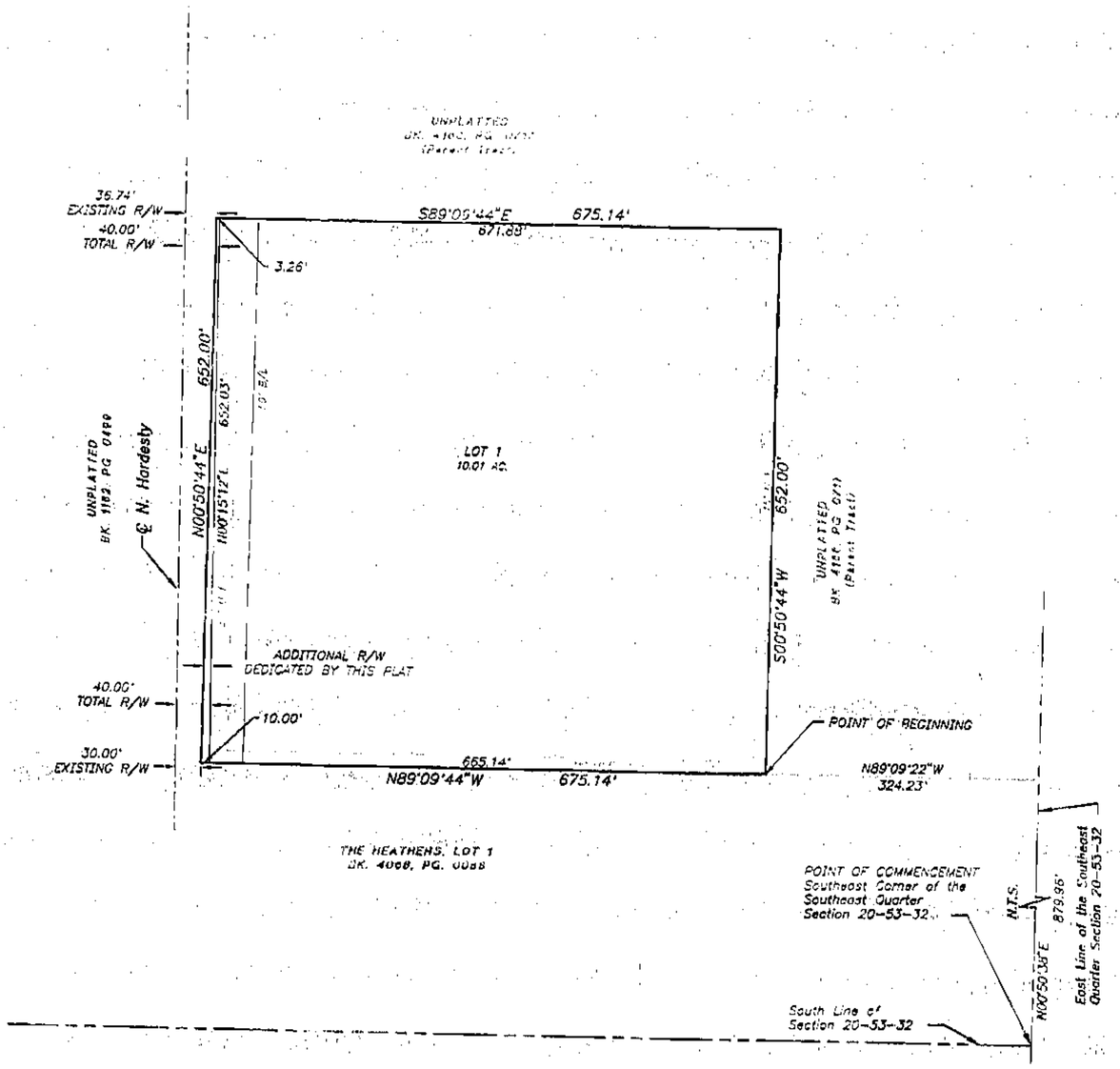


LEGEND:
B/L = Building Line
U/E = Utility Easement
N.T.S. = Not to Scale
R/W = Right-of-Way



E 1/2 SEC. 20-53-32

Location Map



NOTES:

1. No portion of the property is located within the 100-year floodplain, according to the Flood Insurance Rate Map panel number 290085 0025 A.

2. This is a subdivision of land from a parent tract recorded in Bk. 4166 Pg. 0717 at the Clay County Recorder of Deeds Office.

3. 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.

4. Water service is provided through a water easement recorded on February 17, 2004, as Document 552646, at Book 4502, Page 97 at the office of the Clay County Recorder.

I hereby state that the plat of WINTERMOOR FARMS PHASE III 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 state 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: 4-20-04 SAM A. AYLETT, LS-2074

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

PROPERTY DESCRIPTION:
All that part of the Southeast Quarter of Section 20, Township 53, Range 32, Clay County, Missouri, described as follows: Commencing at the Southeast Corner of the Southeast Quarter of said Section 20; thence North 00 degrees 50 minutes 38 seconds East along the East line of the Southeast Quarter of said Section 20, a distance of 879.95 feet; thence North 89 degrees 09 minutes 22 seconds West, a distance of 324.23 feet to the Point of Beginning of the Tract of land herein to be described; thence North 89 degrees 09 minutes 44 seconds West, along the Northerly line of THE HEATHERS, a Subdivision of land in Clay County, Missouri and its Easterly Prolongation thereof, a distance of 675.14 feet to the Easterly Right-of-Way line of North Hardesty as now established; thence North 00 degrees 50 minutes 44 seconds East along said Right-of-Way line, a distance of 652.00 feet; thence South 89 degrees 05 minutes 44 seconds East, a distance of 675.14 feet; thence South 00 degrees 50 minutes 44 seconds West, a distance of 652.00 feet to the Point of Beginning. Said tract contains 10.10 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 III".

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.

COVENANTS AND RESTRICTIONS: Covenants and restrictions will not be recorded with this plat. Covenants and restrictions for Wintermoor Farms Phase I, Wintermoor Farms Phase II, or The Heathers do not apply.

IN TESTIMONY WHEREOF: The undersigned proprietors have hereunto set their hands this 4TH day of May, 2004.

Edward Moore

Terri Moore

STATE OF MISSOURI
COUNTY OF Clay } s.s.

Be it remembered that on this 4th day of May, 2004, before me, a Notary Public in and for said County and State, came Edward and Terri Moore, husband and wife, to me personally known to be the same people 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: Oct. 1, 2007

LANCE P. HAMILTON
Notary Public - State of Missouri
County of Clay
My Commission Expires Oct. 1, 2007

NOTARY PUBLIC

This plat of WINTERMOOR FARMS PHASE III has been submitted to and approved by the Clay County Planning Commission this 14th day of April, 2004.

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 10th day of May, 2004. Resolution # 2004 - 256

ATTEST:

County Counselor

County Clerk

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 _____, 2004. In Cabinet _____, Sleeve _____ at _____ PM/AM O'Clock. _____

RECORDER OF DEEDS

Cat F
6/04/04 DK

FINAL PLAT
WINTERMOOR FARMS PHASE III
CLAY COUNTY, MISSOURI

Aylett, Flowers Survey & Engineering Company
Land Surveying - Civil Engineering - Land Planning

Prepared For:
EDWARD & TERRI MOORE
5811 NE 160TH ST
SMITHVILLE, MISSOURI 64089

Drawn By: EAH&NHM	File Name: 42603FPA	SEC. 20-53-32	Date: April 20, 2004	Job No: 42603

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