Clay County, Missouri
Land Survey Document
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WILDFLOWER THIRD PLAT

A Subdivision in Smithville, Clay County, Missouri

And a replat of Tract A, WILDFLOWER FIRST PLAT

In Sections 1 & 2, Township 53, Range 33

Recorder in Clay County, Missouri
Date and Time: 09/07/2005 at 11:16:34 AM
Instrument Number: 2005043287
Book: G Page: 8
Instrument Type: PL
Page Count: 2
Recording Fee: $118.00 S
Robert T Sarver, Recorder
Grantor: WORNALL ESTATES DEVELOPMENT INC
Grantee: WILDFLOWER THIRD PLAT

DESCRIPTION:

All that part of the Northwest Quarter of the Southwest Quarter of Section 1, and that part of the Northeast Quarter of the Southeast Quarter of Section 2, all in Township 53, Range 33, in Smithville, Clay County, Missouri, and a Replat of Tract A, WILDFLOWER FIRST PLAT, a subdivision in said City, County, and State, described as follows:

Beginning at the Southeast corner of Lot 165, WILDFLOWER FIRST PLAT, a subdivision in said City, County, and State, said point being on the West right-of-way line of Missouri Highway Route F;
Thence South 00°12'17" West, a distance of 1100.45 feet along said West right-of-way line, to a point on the South line of the Northwest Quarter of the Southwest Quarter of said Section 1;
Thence South 89°46'53" West, along said South line, a distance of 1278.58 feet to the Southwest corner of said Quarter Quarter, said point also being the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 2;
Thence South 89°46'38" West, along the South line of said Quarter Quarter, a distance of 373.37 feet, to the Southeast corner of Lot 59 of WILDFLOWER SECOND PLAT, a subdivision in said City, County, and State;
Thence North 23°49'07" West, a distance of 45.04 feet, this and the following eight (8) courses being along the boundary of said WILDFLOWER SECOND PLAT;
Thence North 66°10'53" East, a distance of 82.01 feet;
Thence North 27°14'56" West, a distance of 197.69 feet;
Thence along a curve to the right, to which the preceding course is radial, having a radius of 1172.90 feet, an arc distance of 25.98 feet;
Thence North 25°58'47" West, along a line radial to the preceding course, a distance of 56.24 feet;
Thence North 10°53'34" West, a distance of 45.39 feet;
Thence North 57°25'11" East, a distance of 69.79 feet;
Thence North 56°57'15" East, a distance of 277.24 feet;
Thence North 79°12'14" East, a distance of 97.73 feet, said point being the Southwest corner of Lot 121, WILDFLOWER FIRST PLAT;
Thence North 89°57'18" East, a distance of 761.98 feet to the Southeast corner of Lot 130, WILDFLOWER FIRST PLAT;
Thence South 89°52'28" East, a distance of 50.00 feet to a point on the boundary of Tract A, WILDFLOWER FIRST PLAT;
Thence along a curve to the right, to which the preceding course is radial, having a radius of 395.00 feet, an arc distance of 198.90 feet to a point of tangency, this and the following four (4) courses being along the boundary of said Tract A;
Thence North 28°58'34" East, along a line tangent to the preceding course, a distance of 160.21 feet to a point of curve;
Thence along a curve to the left, to which the preceding course is tangent, having a radius of 525.00 feet, an arc distance of 20.10 feet to a point of reverse curve;
Thence along a curve to the right, sharing a common tangent with the preceding course, having a radius of 15.00 feet, an arc distance of 21.36 feet to a point of tangency;
Thence South 71°36'59" East, a distance of 96.35 feet to a point on the boundary of WILDFLOWER FIRST PLAT;
Thence along the boundary of WILDFLOWER FIRST PLAT, North 18°23'01" East, a distance of 252.32 feet;
Thence continuing along the boundary of WILDFLOWER FIRST PLAT, North 89°49'00" East, a distance of 221.23 feet to the Point of Beginning.

Containing 25.38 Acres, more or less.

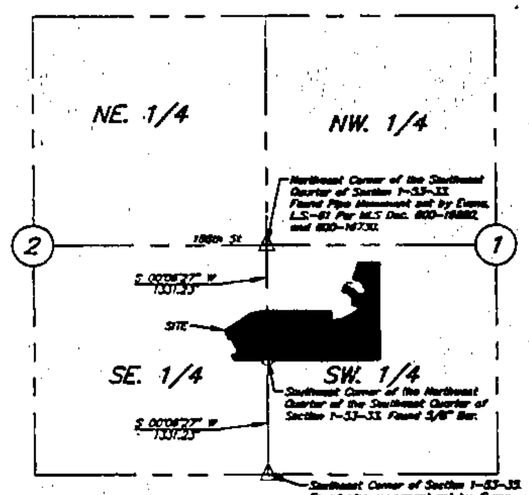
LEGEND

B.L. = Building Line
U.E. = Utility Easement
S.E. = Sanitary Sewer Easement
D.E. = Drainage Easement
W.E. = Water Main Easement
N.R. = Not Radial
△ Denotes Existing Permanent Monument
▲ Denotes Permanent Monument to be Set after Street Construction
○ Denotes Found Existing Bar
● Denotes Bar to be Set with Plastic Cap Marked W & P ENG LS 2577

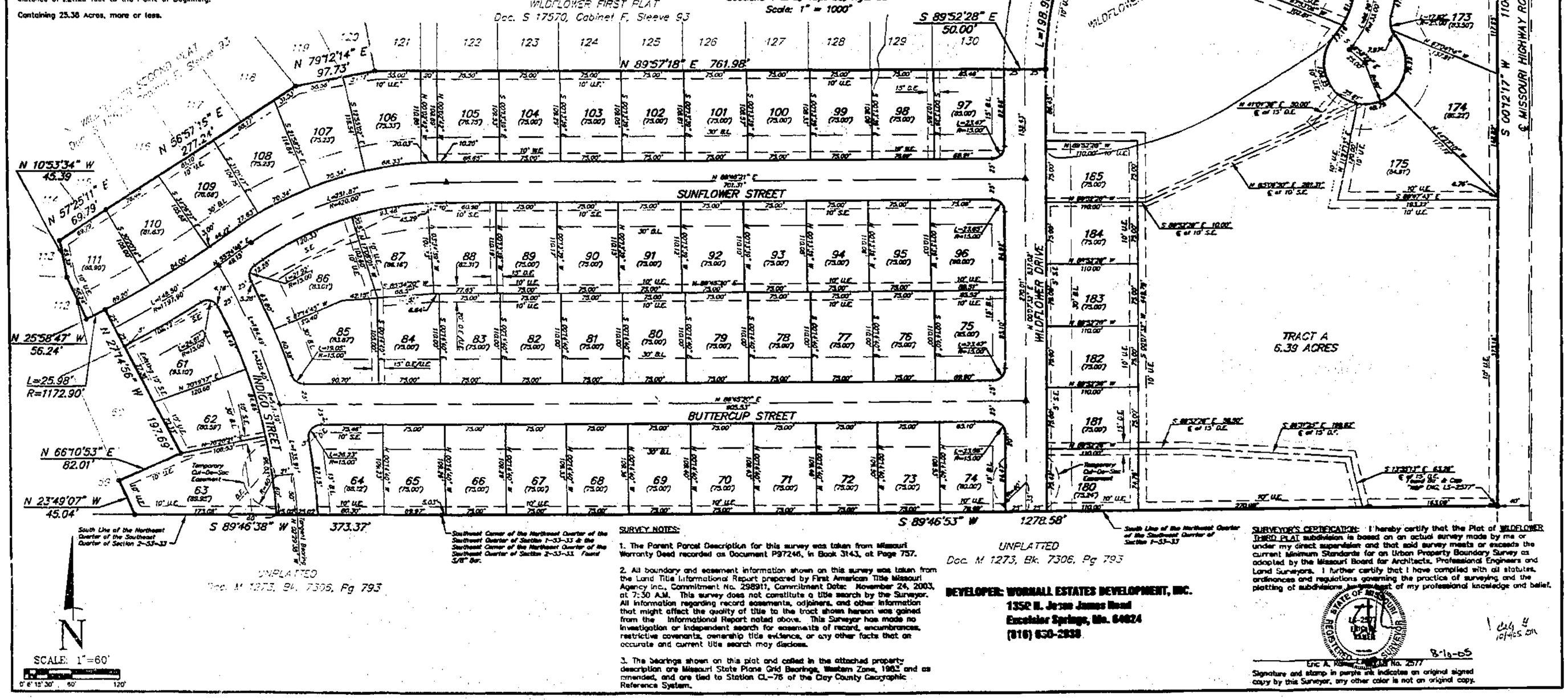
Note:

1. All plat out-boundary corners shall be set with 5/8" x 24" Bars with plastic caps upon acceptance of the plat boundary by the client, unless indicated otherwise hereon.
2. All rear lot corners shall be set with 1/2" Bar with plastic cap marked W & P ENG LS-2577, upon completion of project construction, or within one calendar year of recording, whichever comes first.
3. All curbs shall be notched on an extension of the lot line after street construction has been completed, in lieu of setting front lot corners.

(COLOR) = Lot with at building set back line.



SECTION LOCATION
Sections 1 & 2, Twp. 53, Rge. 33
Scale: 1" = 1000'



SURVEY NOTES:

1. The Parent Parcel Description for this survey was taken from Missouri Warranty Deed recorded as Document P97246, in Book 3143, at Page 757.

2. All boundary and easement information shown on this survey was taken from the Land Title Informational Report prepared by First American Title Missouri Agency Inc., Commitment No. 258911, Commitment Date: November 24, 2003, at 7:30 A.M. This survey does not constitute a title search by the Surveyor. All information regarding record easements, adjoiners, and other information that might affect the quality of title to the tract shown hereon was gained from the Informational Report noted above. This Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

3. The bearings shown on this plat and called in the attached property description are Missouri State Plane Grid Bearings, Western Zone, 1983 and as amended, and are tied to Station CL-76 of the Clay County Geographic Reference System.

DEVELOPER: WORNALL ESTATES DEVELOPMENT, INC.
1352 N. Jesse James Road
Excelsior Springs, Mo. 64024
(816) 630-2938

SURVEYOR'S CERTIFICATION: I hereby certify that the Plat of WILDFLOWER THIRD 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 an Urban Property Boundary Survey as adopted 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.

STATE OF MISSOURI — LS-2577 — REGISTERED LAND SURVEYOR

8-14-05

Eric A. Wilson, L.S. No. 2577

Signature and stamp in purple ink indicates an original signed copy by this Surveyor, any other color is not an original copy.

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX:(816)252-9712
WPE1@SWBELL.NET

FINAL PLAT
WILDFLOWER THIRD PLAT
IN SECTIONS 1 & 2, TOWNSHIP 53, RANGE 33
SMITHVILLE, CLAY COUNTY, MISSOURI

REVISIONS (LOCATION)	DATE

JOB NO.	3157
SCALE:	NOTED
DATE:	07/15/03
DRAFTER:	JAN/CNS
CHK'D:	E.A.R.
SHEET NO.	1 OF 2