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

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 92;
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 43.04 feet, this and the following eight (8) courses being along the boundary of said WILDFLOWER SECOND PLAT;
Thence North 86°10'53" East, a distance of 82.01 feet;
Thence North 27°14'56" West, a distance of 197.89 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 43.39 feet;
Thence North 57°25'11" East, a distance of 69.79 feet;
Thence North 56°57'16" 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 761.95 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 198.60 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°38'59" East, a distance of 98.35 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.

DEDICATION: The undersigned proprietors 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 and plat shall hereafter be known as WILDFLOWER THIRD PLAT.

EASEMENTS: Easements are hereby dedicated for public use, as utility easements right-of-way which are shown as lying between dashed lines in widths indicated and as by set forth on this plat unless otherwise noted, and said easements may be employed for the purpose of installing, repairing and maintaining gas lines, electric lines, telephone lines, and all other forms and types of public utilities now or hereafter used by the public over, under, and along the strips marked "U.E." or "Utility Easement".
Easements designated as D.E., S.E., and W.E. shall be limited to the specific purpose of installing, repairing and maintaining storm sewers, sanitary sewers and water mains, respectively.

PARKLAND: The land shown and designated hereon as TRACT A is hereby dedicated to the City of Smithville, Missouri for Park and Recreation purposes.

STREETS: Streets, avenues, lanes, drives and courts shown on this plat and not heretofore dedicated for public use are hereby 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: WORNALL ESTATES DEVELOPMENT, INC. has by the authority of its board of directors, caused this instrument to be executed by its President, this _____ day of _____, 20____

WORNALL ESTATES DEVELOPMENT, INC.

Paul [illegible], President

State of Missouri)
County of Clay) S.S.

Be it remembered that on this 11th day of August, 2005, before me, a notary public in and for said County and State, came Paul [illegible] to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

(SEAL) CAROLYN A. RELTZ, Clay County, My Commission Expires March 15, 2006

Notary Public

MY COMMISSION EXPIRES: March 15, 2006

IN TESTIMONY WHEREOF: THE CITY OF SMITHVILLE, MISSOURI, has by the authority of its Board of Directors, caused this instrument to be executed by its Mayor, attested by its City Clerk, and its Seal affixed to this instrument, this 2E day of AUGUST, 2005.

THE CITY OF SMITHVILLE, MISSOURI (As Owner of Tract A, WILDFLOWER FIRST PLAT)

By: Mayor Attest: City Clerk

STATE OF MISSOURI)
) S.S.
COUNTY OF CLAY)

Be it remembered that on this 15 day of August, 2005, before me, a Notary Public in and for said County and State, came Charles D. Hitchcock to me personally known, who being by me duly sworn, did say that he is the Mayor of THE CITY OF SMITHVILLE, MISSOURI, and that this instrument was signed in behalf of The City of SMITHVILLE, MISSOURI, by the authority of its governing body, and that said Charles D. Hitchcock acknowledged said instrument to be the free act and deed of THE CITY OF SMITHVILLE, MISSOURI, and he duly acknowledges the execution of the same.

(SEAL) LEVI L. CLOUGH, Clay County, My Commission Expires December 7, 2005

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

Notary Public:

My Commission Expires: Dec 7, 2005

This plat of WILDFLOWER THIRD PLAT has been submitted to and approved by the Smithville Planning and Zoning Commission this 10th day of FEBRUARY, 2003

Chairman

(SEAL) Secretary

This plat approved by the City Council of the Smithville, Missouri this 17th day of FEBRUARY, 2003

(SEAL) Mayor

City Clerk

Entered on transfer record this _____ day of _____, 20____

County Recorder

DEVELOPER: WORNALL ESTATES DEVELOPMENT, INC.
1350 N. Jesse James Road
Excelsior Springs, Mo. 64024
(816) 630-2838

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, ERIC A. ROSS, NUMBER LS-2577, REGISTERED LAND SURVEYOR

8-16-05

Eric A. Ross, MO LS No. 2577

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

July 4
FINAL PLAT

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

REV	DATE	DESCRIPTION

JOB NO.	3157
SCALE:	NOTED
DATE:	7/5/03
DRAWER:	JAN/CNS
CHKD:	E.A.R.
SHEET NO.	2 OF 2

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