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Instrument Number: 2010016068
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Instrument Type: PL
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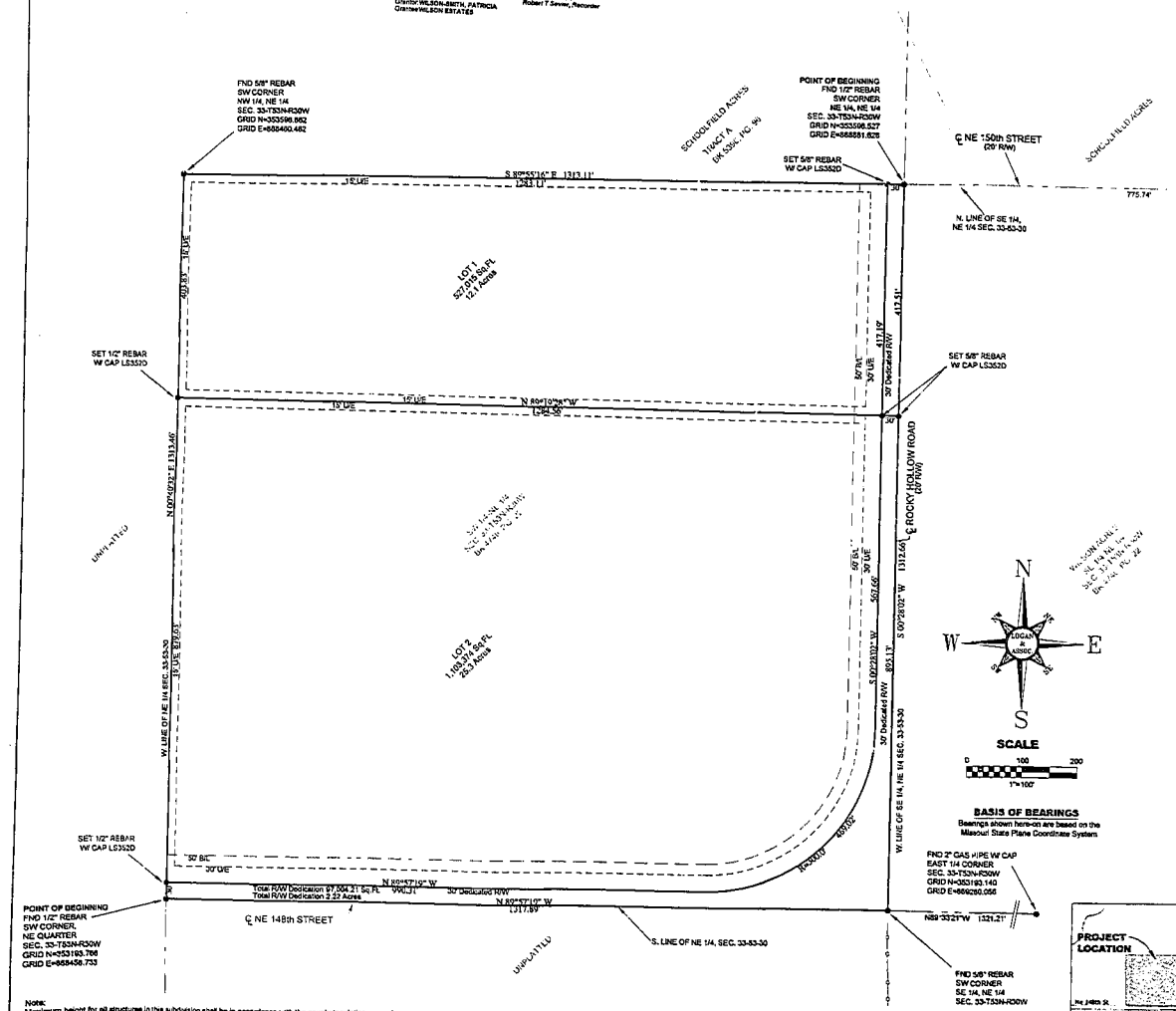
Recording Fee: $48.00
Grantor:WILSON-SMITH, PATRICIA
Grantee:WILSON ESTATES
Robert T Sanner, Recorder

FINAL PLAT

WILSON ESTATES

Part of the Southwest Quarter of Northeast Quarter
Section 33 Township 53 North, Range 30 West
Clay County, Missouri



Note:
Maximum height for all structures in this subdivision shall be in accordance with the county regulations regarding zoning and airport land use.

PROPERTY DESCRIPTION:

All that Part of the Southwest Quarter of the Northeast Quarter of Section 33, Township 53 North, Range 30 West, Clay County, Missouri Described as follows:
Beginning at the Southwest Corner, of the Northeast Quarter, of said Section 33, Township 53 North, Range 30 West; thence North 00 Degrees 40 Minutes 32 Seconds East along the West line of the Northeast Quarter of said Section 33, a distance of 1313.46 feet, thence South 89 Degrees 55 Minutes 16 Seconds East a distance of 1313.11 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter.; thence South 00 Degrees 28 Minutes 02 seconds West along said West line of the Southeast Quarter of the Northeast Quarter of said Section 33, a distance of 1312.60 feet to a point on the South line of the Northeast Quarter of Section 33; thence North 89 Degrees 57 Minutes 19 Seconds West, a distance of 1317.89 feet, to the Point of Beginning.
Containing 1,727,244 Square feet, more or less.
The above described property is subject to easements, restrictions, right of ways, and covenants of record

DEDICATION: The undersigned proprietors of the tract of land described herein have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall be hereafter be known as "WILSON ESTATES"

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 ra much of the adjoining lands as may be reasonable necessary in exercising the rights granted by the easement.

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: Patricia Wilson-Smith, of the Patricia Wilson and Roger Higgerson revocable trust dated July 3, 2001, as amended have subscribed their names this

31 day of September 2009.

Patricia Wilson-Smith
PATRICIA WILSON-SMITH

ROGER HIGGERSON

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 31 day of September, in the year 2009, before me a Notary Public in and for said State Personally appeared Patricia Wilson-Smith and Roger Higgerson, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above

My Commission Expires: 11-22-09

DEBORAH J. GALES
Notary Public - Notary Seal
STATE OF MISSOURI - CLAY COUNTY
My Commission Expires: November 22, 2009
Commission: 06462032

NOTARY PUBLIC

This Final Plat of WILSON ESTATES has been submitted to and approved by the Clay County Planning Commission this 5th day of May 2009

COUNSELOR CHAIRMAN DIRECTOR

These easements and rights of way accepted by the County Governing Body of Clay County, Missouri, this 5th day of May 2009
Resolution #2009-223

ATTEST:

County Clerk

Presiding Commissioner
Western District Commissioner
Eastern District Commissioner

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

This is to certify that this instrument was filed for record in the Recorder of Deeds Office on the _____ day of _____ 2009 In Cabinet _____ Sleeve _____ at _____ AM/PM O'Clock.

DEPUTY

RECORDER OF DEEDS

THIS SURVEY IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN BLUE INK OF THE CERTIFYING SURVEYOR

I HEREBY CERTIFY, That the Final Plat of WILSON ESTATES is subdivision, is based on an actual survey made by me or under my direct supervision and to said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying, and at the platting of subdivisions as established by the Missouri Board for Architects, Engineers, Land Surveyors and Landscape Architects to the best of my professional knowledge and belief.

Date: 9-2-09

Dennis L. Schmitt
Lic # 2374
Corp. Lic # 352D

DENNIS L. SCHMITT
NUMBER 2374
MISSOURI
PROFESSIONAL LAND SURVEYOR

DATE	REVISION	BY

FINAL PLAT
WILSON ESTATES
Clay County, Missouri
Section 33 Township 53 North, Range 30 West

Survey Prepared For
Patricia Wilson-Smith
PO Box 145
Kearney, Missouri
64063

JOB NO. 07-1151
SCALE N/A
DRAWN BY DATE 11-13-07
CHECK BY DATE
SHEET NO 1 OF 1

OGAN & ASSOCIATES, INC
Professional Engineers, Planners and Surveyors
6007 Royal Street, Suite A
Pleasant Valley, Missouri 64068
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Fax (816) 781-7483