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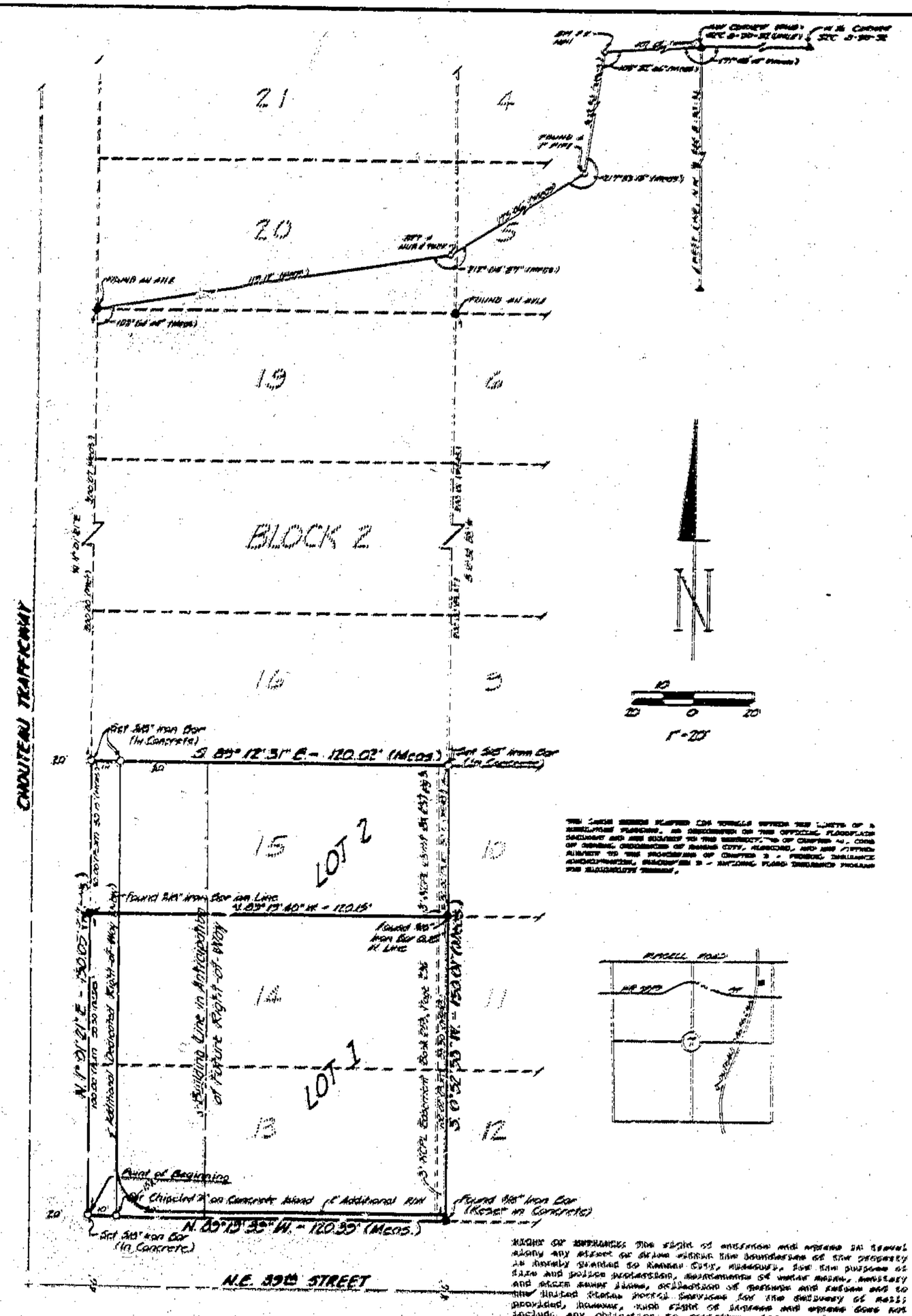
STATE OF MO.
CLAY COUNTY
I CERTIFY THIS IS REC'D
89 JUN 27 P 3:03
IN PLAT BOOK 34 PAGE 56
MARY E. MOBERLY
RECORDER OF DEEDS

MANDACINA PLACE

A REPLAT OF LOTS 13, 14, & 15, BLOCK 2, COOMBER TERRACE, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



Note: Bearings Used Are Based Upon Information Furnished By The KCMO Land Surveyors.

DESCRIPTION

A Tract of land situated in the Northeast one-quarter of Section 7, Township 50 North, Range 32 West, formerly described as all Lots 13, 14 and 15, Block 2, COOMBER TERRACE, a subdivision in Kansas City, Clay County, Missouri, said Tract now being more particularly described as follows:

Beginning at the Southwest Corner of Block 2, COOMBER TERRACE; thence N. 1°07'21" E. along the West Line of said Block 2, said West line also being the East Right-of-Way Line of State Highway No. 10, also known as Chouteau Trafficway, a distance of 150.05 feet to the Northwest Corner of Lot 15, of said Block 2; thence S. 89°12'31" E. Along the North Line of said Lot 15, a distance of 120.02 feet to the Northeast Corner of said lot 15; thence S. 0°52'58" W. along the East line of Lots 15, 14, and 13, of said Block 2, a distance of 150.07 feet to the Southeast Corner of said Lot 13, said point also lying on the North Right-of-Way line of N.E. 39th Street (Platted as Valley Drive); thence N. 89°13'39" W. along said North Right-of-Way line, a distance of 120.39 feet to the point of beginning, containing 18,034.00 square feet or 0.414 Acres more or less, except that part dedicated as new street Right-of-Way.

CITY PLANNING COMMISSION

APPROVED: 5-22-89 (Date) — CHAIRMAN - James B. Chappell

SECRETARY - Richard E. Duncan

PUBLIC WORKS DEPARTMENT

APPROVED: 5-23-89 (Date) — CITY ENGINEER - Curtis G. Gunther

APPROVED: May 24, 1989 (Date) — DIRECTOR - George L. Batterjee

ENTRY NUMBER

COUNCIL

THIS IS TO CERTIFY that the within plat was submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. 890, duly authenticated as passed this 22nd day of June, 1989.

MAYOR - Richard L. Berkley — CITY CLERK - Catherine T. Rocha

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that this plat 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. 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.

Bradley N. Johnson, Missouri L.S. No. 2230 — Date: May 18th 1989

10/14/89 JMI
Plat Bk 24

Final Revisions 6-27-89

DEDICATION

Streets shown hereon and not heretofore dedicated for public use as street right-of-way 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 lot line nearest thereto.

The undersigned proprietors of the herein described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as MANDACINA PLACE.

IN TESTIMONY WHEREOF, the undersigned have caused this instrument to be executed by their hands on this 22 day of MAY, 1989.

Joseph C. Mandacina, (husband)

OWNERS LOT 1

Winifred Mandacina, (wife)

STATE OF MO.
COUNTY OF CLAY ss.

Be it remembered that on this 22 day of MAY, 1989 before me, a Notary Public in and for said County and State, personally appeared the above signed, who are personally known to me to be the same persons who executed the within instrument of writing on their behalf, and duly acknowledged the execution of same to be the free act and deed of said persons.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my official seal the day and year last above written.

PRINT NAME: M. J. Murphy (sign)

My Commission Expires: 5-27-90

Anthony DiGirolamo, (husband)

OWNERS LOT 2

Rosemary DiGirolamo, (wife)

STATE OF MO.
COUNTY OF CLAY ss.

Be it remembered that on this 22 day of MAY, 1989 before me, a Notary Public in and for said County and State, personally appeared the above signed, who are personally known to me to be the same persons who executed the within instrument of writing on their behalf, and duly acknowledged the execution of same to be the free act and deed of said persons.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my official seal the day and year last above written.

PRINT NAME: M. J. Murphy (sign)

My Commission Expires: 5-27-90

DELTA SURVEYS

SCALE: 1" = 20' | APPROVED BY: Bradley N. Johnson | DRAWN BY: B.N.J.
DATE: Nov 1, 1988 | LAYOUT:

PLAT OF SURVEY

MANDACINA PLACE | 88052

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