City of Missouri
Land Survey Document

http://www.ClayGov.com

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RTY BOUNDARY SURVEYS
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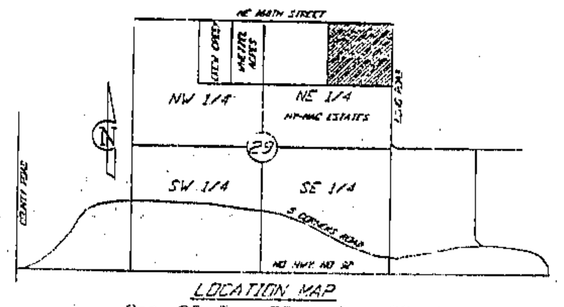
RESENTED ON THIS

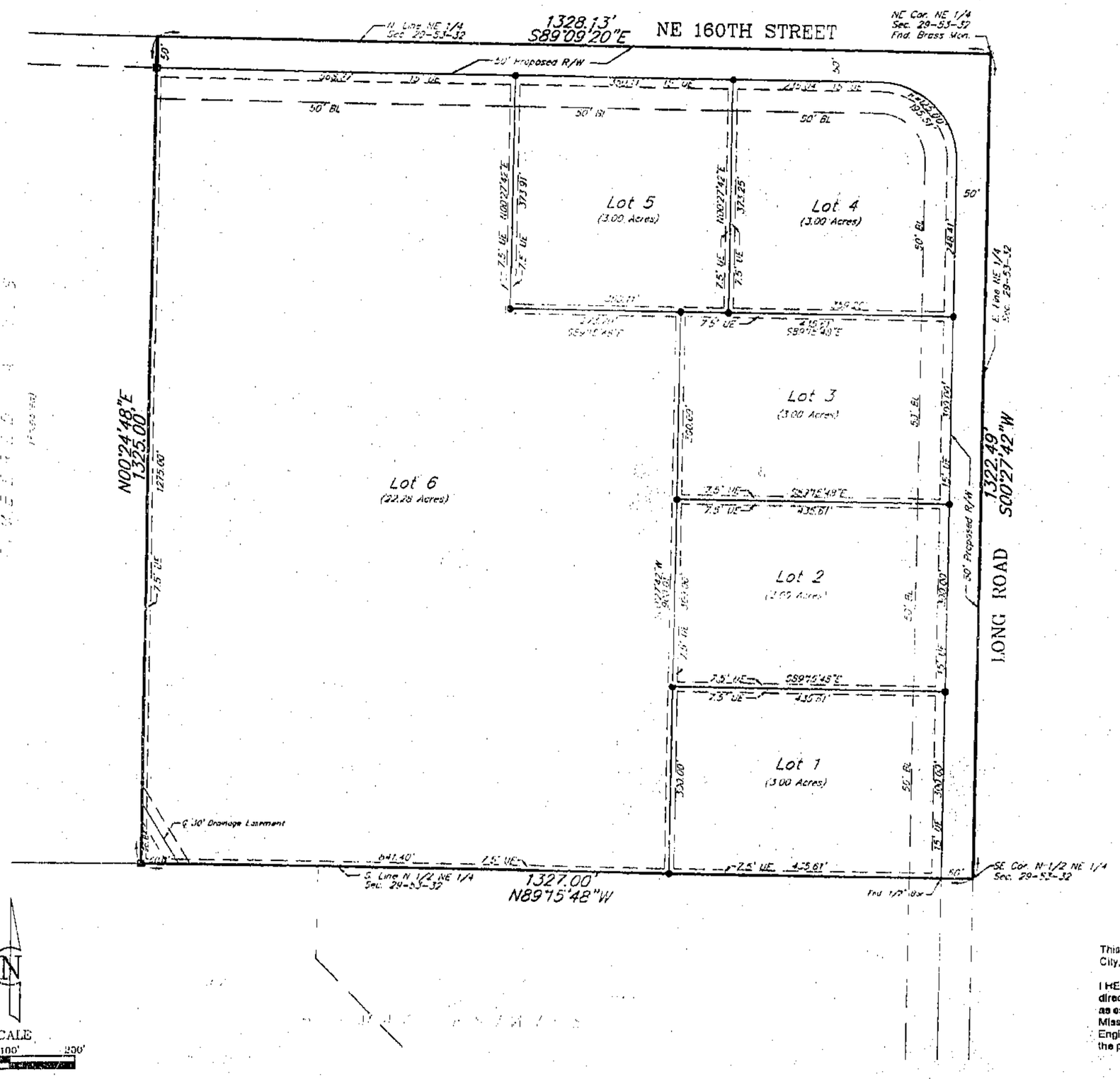
2/7/94
, PLS-2379

H 44352 JAN 9 1995

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS INSTRUMENT
WAS FILED FOR RECORD
MARY ANN SPRADLEY
RECORDER OF DEEDS
By Mary Mercer
Deputy



LOCATION MAP
Sec. 29, Twp. 53 N, Rge. 32 W.
(N.T.S.)



GREEN GABLES

A SUBDIVISION OF LAND IN CLAY COUNTY, MISSOURI
NE 1/4 of Sec. 29, Twp. 53, Rge. 32

LEGAL DESCRIPTION:

All that part of the Northeast Quarter of Section 29, Township 53, Range 32, Clay County, Missouri, being bounded and described as follows: Beginning at the Northeast Corner of said Northeast Quarter; thence South 0°27'42" West along the East line of said Northeast Quarter, 1322.49 feet to the Southeast Corner of the North One-Half of said Northeast Quarter; thence North 89°15'48" West, along the South line of said North One-Half, 1327.00 feet; thence North 0°24'48" East, 1325.00 feet to a point on the North line of said Northeast Quarter; thence South 89°09'20" East, along the North line of said Northeast Quarter, 1328.13 feet to the Point of Beginning. Containing 40.32 acres, more or less.

DEDICATION

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 structure (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 reasonably necessary in exercising the rights granted by the easement.

STREETS: The streets shown on this plat and heretofore not 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 buildings or portion thereof shall be built between this line and the street line.

NOTE: Subject to an easement to the United States of America for everything lying below elevation 881.2 for overflow and flood control as recorded in Book 1156, Page 581.

The undersigned proprietors of the described tract have caused the same to be subdivided as shown on this plat, which subdivision shall be known as **GREEN GABLES** and shall consist of a total of ~~two (2)~~ six (6) lots.

In testimony whereof, BRUCE D. SLOAN and NICOLE R. SLOAN have subscribed their names this 12th day of December, 1994.

Bruce D. Sloan

Nicole R. Sloan

STATE OF MISSOURI)
) SS.
COUNTY OF Platte)

Be it remembered that on this 12th day of December, 1994, before me, a Notary Public in and for said County and State, came Bruce D. Sloan and Nicole R. Sloan, husband and wife, 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 hereunto set my hand and affixed my notarial seal the day and year above written.

NANCY L. LUTJEN
Notary Public - State of Missouri
Commissioned in Platte County
My Commission Expires Aug. 1, 1997

My Commission Expires:

Notary Public

APPROVALS AND ACCEPTANCES

This plat of GREEN GABLES has been submitted to and considered by the Clay County Planning and Zoning Commission and is hereby approved.

DATED this 7th day of December, 1994.

Chairman, Planning Commission

Director, Planning Commission

Presiding Commissioner

Eastern Commissioner

Western Commissioner

County Counselor

These easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri, this 6th day of June, 1994.

County Clerk

Entered on transfer record this _____ day of _____, 1994.

County Recorder

SEE BOOK 2417 PAGE 300

This plat and survey of GREEN GABLES were executed by John F. Lutjen & Associates, 5577 NW Barry Road, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of **GREEN GABLES** 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 certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief. (4 CSR 30-8.010)

12-13-94
Date

Signed: W. James Schowe
W. James Schowe RLS #1969

2/8/95 9AM
Slides
Calc ☐

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers — Land Surveyors
5577 NW BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4320