Clay County, Missouri
Land Survey Document

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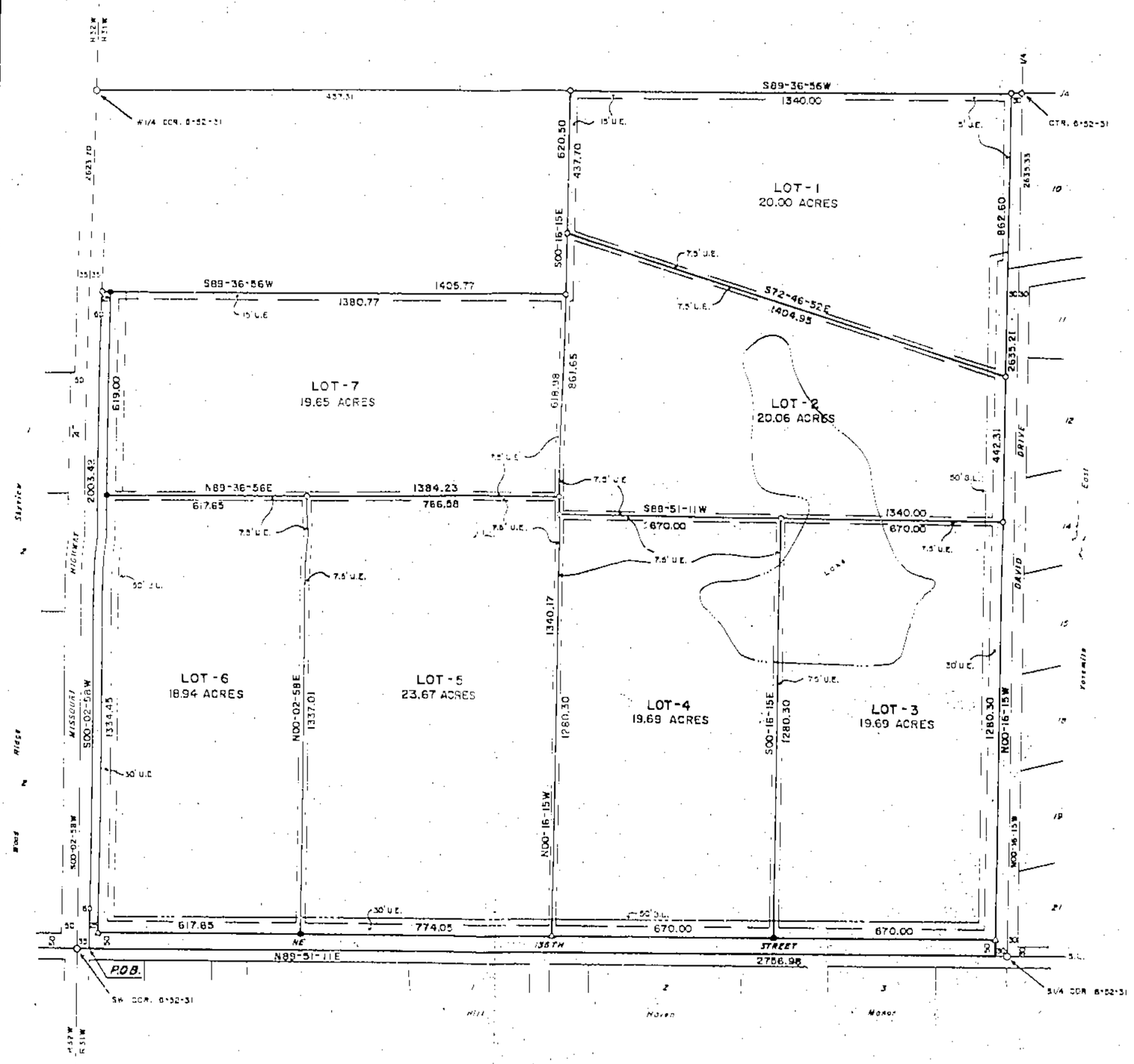
M 54003 APR 24 1995

STATE OF MO
CLAY COUNTY
LICENSE DOCUMENTS

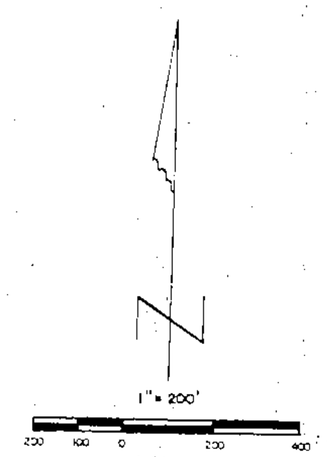
95 AP 24 AM 10:45
Calvin J. Hunt
Clerk of the Circuit Court
MAINTENANCE PROPERTY
RECORDER OF DEEDS
By Mary Mercer
Deputy

YOSEMITE WEST

FINAL PLAT



SEE BOOK 2408 PAGE 47



○ = BRASS CAP FOUND
⊙ = 1/2" BAR FOUND
△ = 5/8" BAR W/ALUM. CAP SET
■ = 1/2" BAR SET

DESCRIPTION

That portion of the SW¼ of Section 6, T52N, R31W of the 5th P.M., Clay County, Missouri, described as follows: Beginning at a point on the South line of said SW¼ that is N89-51-11E, 35.00 feet from the SW corner thereof; thence N89-51-11E, 2756.98 feet along said South line to a point that is 30.00 feet from the SW corner of said Section 6; thence N00-16-15W, 2635.21 feet parallel with the East line of said SW¼ and along the West right of way line of David Drive and the prolongation thereof to the North line of said SW¼; thence S89-36-56W, 1340.00 feet along said North line; thence S00-16-15E, 620.50 feet; thence S89-36-56W, 1405.77 feet to the West right of way line of Missouri Highway "A"; thence S00-02-58W, 2003.42 feet along said West r.o.w. line to the point of beginning. Said portion contains 145.98 acres and is subject to all easements, reservations and restrictions of record.

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.

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 YOSEMITE WEST and shall consist of a total of seven (7) lots.

In testimony whereof, Virginia B. Proctor has subscribed her name this 10th day of April, 1995.

Virginia B. Proctor
Virginia B. Proctor

Be it remembered that on this 10th day of April, 1995, before me, a notary public in and for said County and State, personally appeared the above persons, who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

STATE OF MISSOURI)
COUNTY OF CLAY)

My commission expires: 7-24-98

Mary E. Thompson
Notary Public

APPROVALS AND ACCEPTANCES

This plat of YOSEMITE WEST has been submitted to and considered by the Clay County Planning and Zoning Commission and is hereby approved this 5th day of April, 1995.

Chairman, Planning Commission

Stuart N. Boulin
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 24th day of April, 1995.

County Clerk

Entered on transfer record this _____ day of _____, 1995.

County Recorder

NOTES

1. Developer: Virginia Proctor, 11812 NE 138th St, Liberty, MO 64068.
2. Surveyor: Terry M. McCanless, PO Box 83, Richmond, MO 64085.
3. Subdivision is in Flood Hazard Zone "C".
4. Bearing System is assumed.
5. Survey Classification is "C".
6. Record Reference: Book 1529 at Page 505 and Book 2408 at Page 47.

5/10/95 9:41
Cal DX 7-13-95

STATE OF MISSOURI
TERRY M. MCCANLESS
NUMBER
7-13-95

4-5-95

MMM LAND SURVEYING SERVICE, INC.
P.O.B. Box 83, Richmond, MO 64085
816/776-5343

SURVEY FOR VIRGINIA PROCTOR