Clay County, Missouri
Land Survey Document

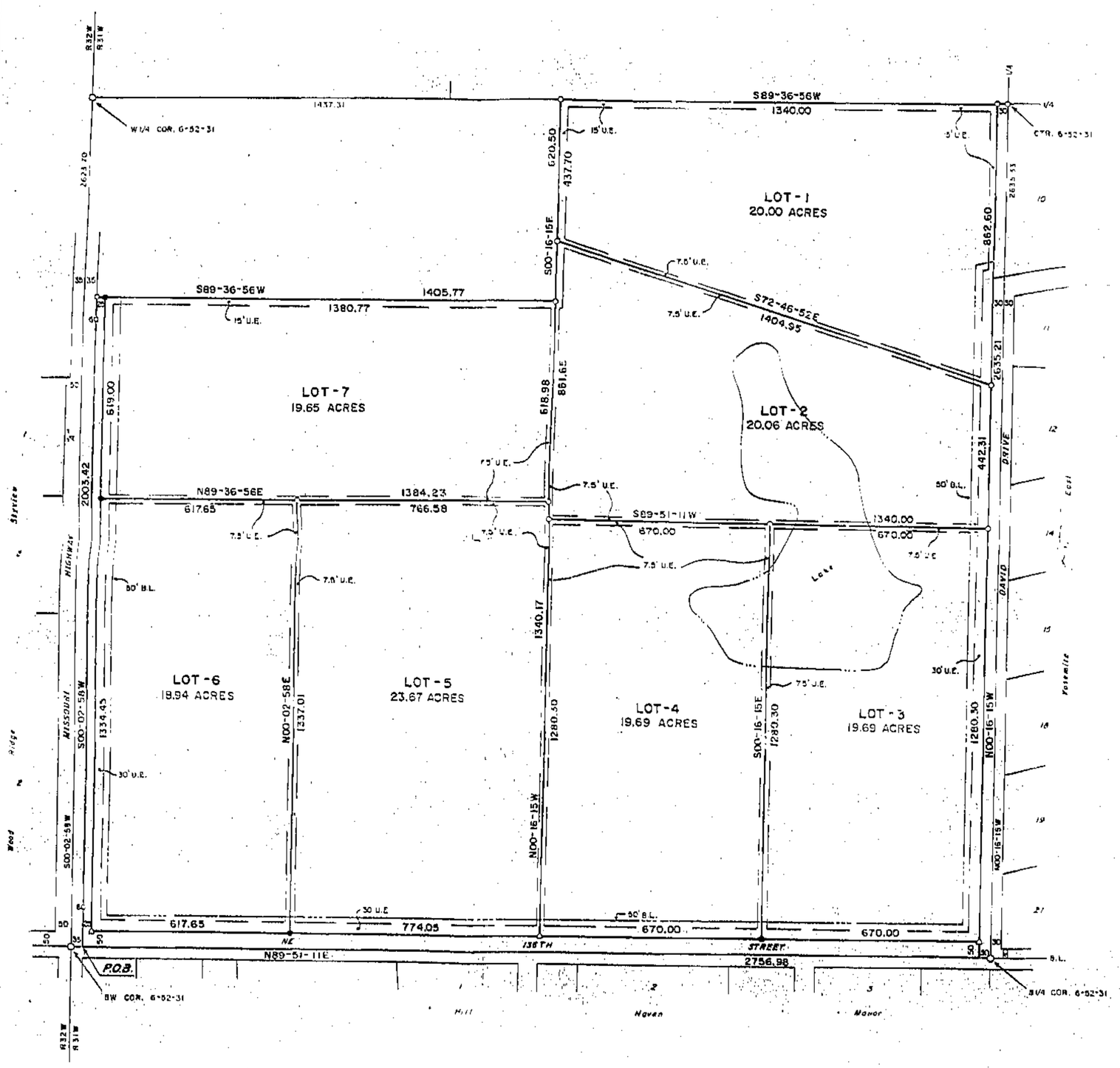
http://www.ClayCoGov.com

M 54003 APR 24 1995

STATE OF MO.
CLAY COUNTY
LOCATION NUM BER
95 AP 24 AM 10 45
Admin. $ 8.00
MARY L. MOBERLY
RECORDER OF DEEDS
By Mary Moberly
Deputy

YOSEMITE WEST

FINAL PLAT



○ - 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 S¼ 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 right of way 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 so 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 thereof, 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, whom executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony thereof, 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

Tracy L. Hampton
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

Secretary, 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.

Paula S. Mason
County Clerk

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

County Recorder

NOTES

1. Developer: Virginia Proctor, 11812 NE 136th 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 1528 at Page 505 and Book 2408 at Page 47.

5/10/95 9AM
Cert. D(Tues)

SURVEYOR'S CERTIFICATION

I hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Missouri and that it is in accordance with the requirements of the standards for property boundary surveys adopted by the Board for Architects, Professional Engineers and Land Surveyors.

Date: 4-5-95

STATE OF MISSOURI
TERRY M. McCANLESS
NUMBER LS-2143
REGISTERED LAND SURVEYOR

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

SURVEY FOR: VIRGINIA PROCTER
LIBERTY, MO.

3-7-95 | 1" = 200' | RE 95-4448

SEE BOOK 2411 PAGE 675