Clay County, Missouri
Land Survey Document

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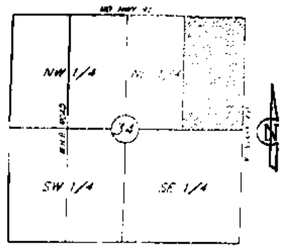
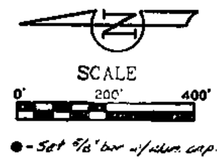
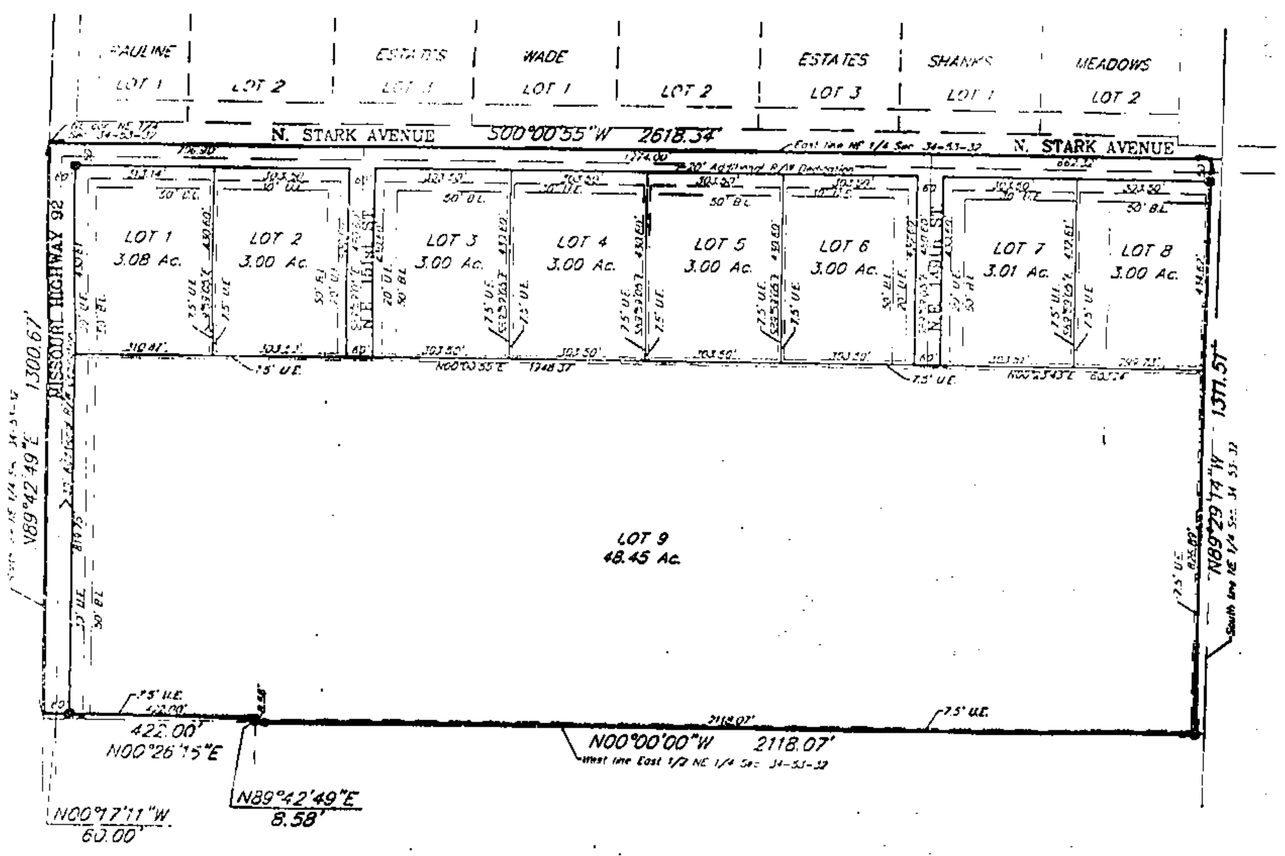
Cabinet D Page 96
By Mary Mustard
Deputy



LOCATION MAP
Sec. 34, Twp. 53 N., Rge. 32 W.
(N.T.S.)





SEE BOOK 2442 PAGE 419

FINAL PLAT
CAMBRIDGE ESTATES FIRST PLAT

A SUBDIVISION IN CLAY COUNTY, MISSOURI
NE 1/4 of Sec. 34, Twp. 53, Rge. 32

LEGAL DESCRIPTION:

A subdivision of land in the Northeast Quarter of Section 34, Township 53, Range 32, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence South 0°00'55" West, along the East line of said Northeast Quarter, 2618.34 feet; thence North 89°29'14" West, 1311.51 feet to a point on the West line of the East One-Half of said Northeast Quarter; thence North 0°00'00" West, along said West line, 2118.07 feet; thence North 89°42'49" East, 8.58 feet; thence North 0°26'15" East, 422.00 feet to a point on the South line of Missouri Highway 92, as now established; thence North 0°17'11" West, 60.00 feet to a point on the North line of said Northeast Quarter; thence North 89°42'49" East, along said North line, 1300.67 feet to the Point of Beginning. Containing 78.45 acres, more or less, except that part dedicated for street right-of-way.

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: No vehicular access shall be made from Lots 2, 3, 6 and 7 to N. Stark Avenue. No vehicular access shall be made from Lot 1 and 9 to Missouri Highway 92.

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 **CAMBRIDGE ESTATES - FIRST PLAT** and shall consist of a total of nine (9) lots.

In testimony whereof, M & M DEVELOPMENT COMPANY, INC., a Missouri corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 4th day of June, 1995.

M & M DEVELOPMENT COMPANY, INC.

Eric Mulholland, President

Joseph J. McGuire, Vice President

STATE OF MISSOURI }
COUNTY OF Clay } ss.

Be it remembered that on this 4th day of June, 1995, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Eric Mulholland and Joseph J. McGuire to me personally known, who being by me duly sworn, did say that they are President and Vice President, respectively, of M & M DEVELOPMENT COMPANY, INC., a Missouri corporation, and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and said Eric Mulholland and Joseph J. McGuire acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: BETTY J. RESSEL, Notary Public, State of Missouri, Clay County, My Commission Expires March 11, 1997

Notary Public

APPROVALS AND ACCEPTANCES

This plat of **CAMBRIDGE ESTATES - FIRST PLAT** has been submitted to and considered by the Clay County Planning Commission and is hereby approved

DATED this 17 day of May, 1995.

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 6 day of July, 1995.

County Clerk

Entered on transfer record this _____ day of _____, 1995

County Recorder

This plat and survey of **CAMBRIDGE ESTATES - FIRST PLAT** were executed by John F. Lutjen & Associates, 5377 NW Barry Road, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of **CAMBRIDGE ESTATES - FIRST PLAT** subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. 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.

6-9-95
Date

Signed W. James Schowe
W. James Schowe, RLS #1989

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers – Land Surveyors
5377 NW. BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4320

7/12/95 Pd
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