Drawn By: ZAB	File Name: 50145FPA	Job No: 50145

THOMPSON RIDGE

FINAL PLAT
A MINOR SUBDIVISION IN
Clay County, Missouri

LEGAL DESCRIPTION

All that part of the Northwest Quarter of Section 10, Township 53, Range 31, Clay County, Missouri, described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 10; thence North 89 degrees 13 minutes 18 seconds West, along the North line of the Northwest Quarter of said Section 10, a distance of 483.18 feet to the Point of Beginning of the tract of land herein to be described; thence South 00 degrees 02 minutes 48 seconds West, a distance of 541.01 feet; thence North 89 degrees 13 minutes 18 seconds West, a distance of 856.33 feet to the West line of the Northeast Quarter of the Northwest Quarter of said Section 10; thence North 00 degrees 15 minutes 14 seconds East, along the West line of the Northeast Quarter of the Northwest Quarter of said Section 10; a distance of 540.98 feet to the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 10; thence South 89 degrees 13 minutes 18 seconds East along the North line of the Northwest Quarter of said Section 10, a distance of 857.37 feet to the Point of Beginning.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "THOMPSON RIDGE".

IN TESTIMONY WHEREOF: James Robert Thompson and Edna Ray Thompson, Husband and Wife have subscribed their names this _____day of _____, 20____.

_____ James Robert Thompson, Husband

_____ Edna Ray Thompson, Wife

STATE OF MISSOURI } s.s.
COUNTY OF

Be it remembered that on this_____day of _____, 20____, before me the undersigned notary public in and for the County and State above mentioned, came James Robert Thompson and Edna Ray Thompson, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in County, Missouri on the day and year last written.

This plat of THOMPSON RIDGE has been submitted to and approved by the Clay County Planning and Zoning Commission this _____ day of _____, 20____.

_____ Chairman, Planning and Zoning Commission

_____ Director, Planning and Zoning Commission

These easements and right of ways accepted by the County Governing Body of Clay County, Missouri, this _____ day of_____, 20____, Resolution # _____

ATTEST:

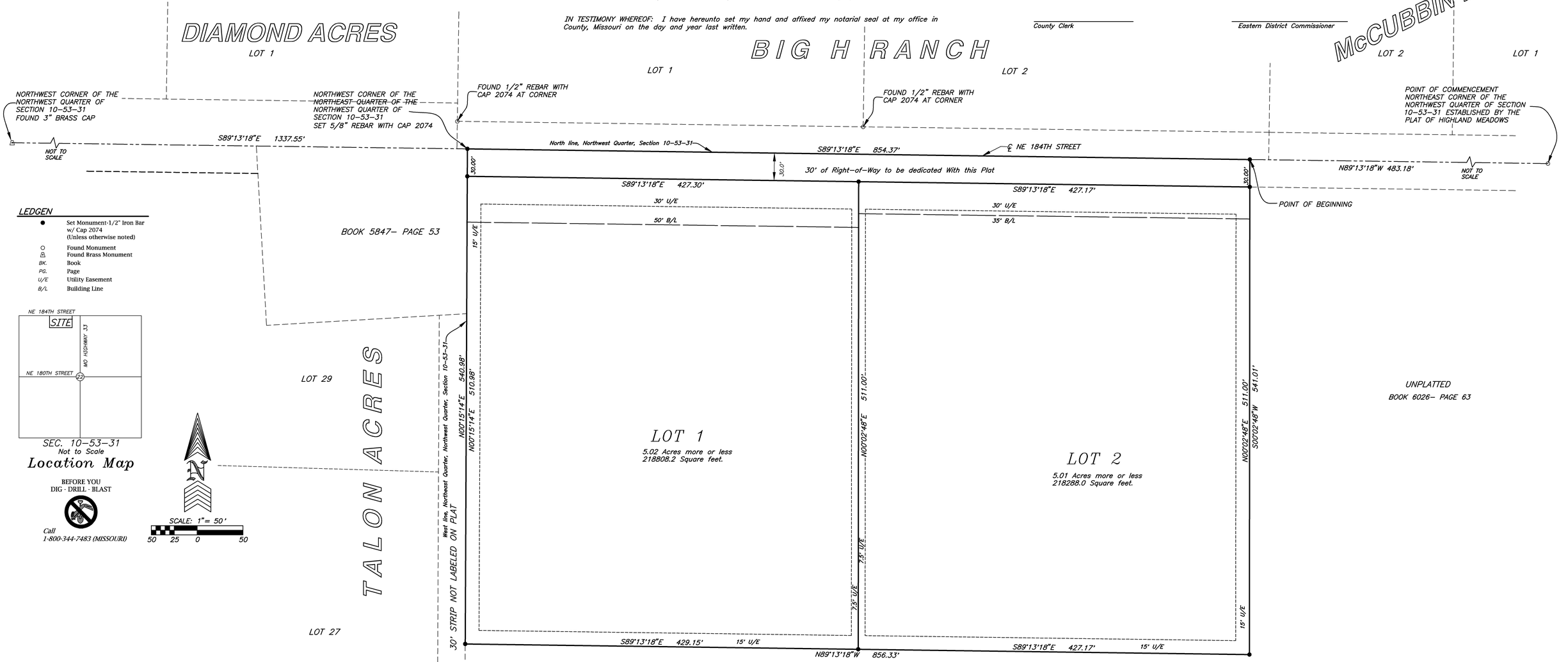
_____ Presiding Commissioner

_____ County Counselor

_____ Western District Commissioner

_____ County Clerk

_____ Eastern District Commissioner



DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "THOMPSON RIDGE".

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 structures (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 reasonable necessary in exercising the rights granted by the easement.

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

I hereby state that the plat of THOMPSON RIDGE 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 Department of Natural Resources, Division of Geological Survey and Resources Assessment, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state 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.

DATE:_____

_____ Sam A. Aylett, PLS #2074

FINAL PLAT
THOMPSON RIDGE
A Minor Subdivision in Clay County, Missouri

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SHEET 1 OF 1

Drawn By: ZAB	File Name:50145FPA	SEC: 10-53-31	Date: 11/03/2015	Job No: 50145