Clay County, Missouri
Land Survey Document

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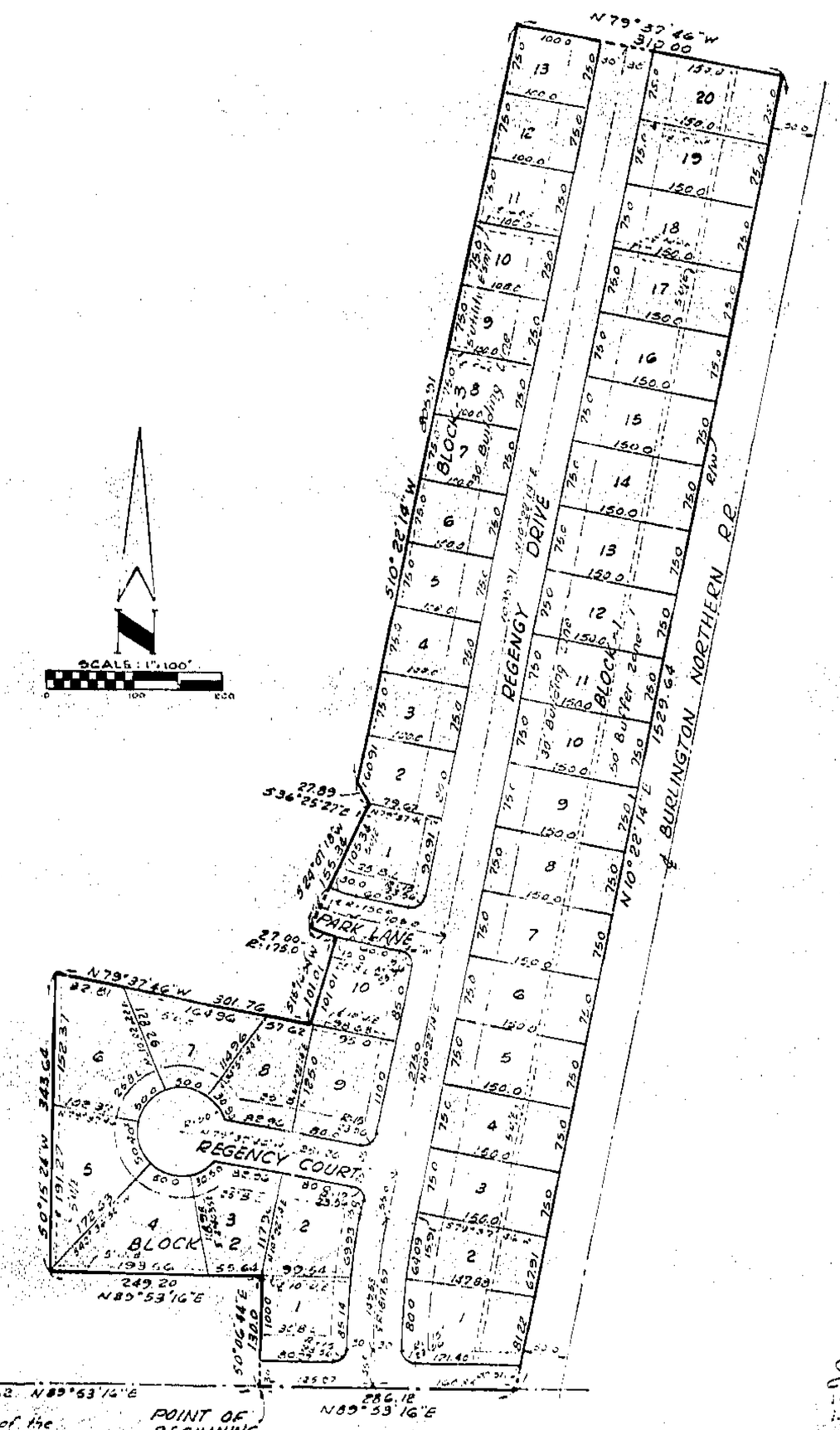
REGENCY PARK, FIRST PLAT



DESCRIPTION:
This is a subdivision of all that part of the Southeast Quarter of Section 34, Township 53, Range 31, in the City of Kearney, Clay County, Missouri, described as follows: Beginning at a point on the South line of said Quarter Section, said point being North 89 degrees 53 minutes 16 seconds East a distance of 678.62 feet from the Southwest corner of said Quarter Section; thence North 89 degrees 53 minutes 16 seconds East along the South line of said Quarter Section, a distance of 286.12 feet to a point on the Westerly line of the Burlington Northern Railroad right-of-way; thence North 10 degrees 22 minutes 14 seconds East along said right-of-way line, a distance of 1529.64 feet; thence North 79 degrees 37 minutes 46 seconds West a distance of 310.00 feet; thence South 10 degrees 22 minutes 14 seconds West a distance of 805.91 feet; thence South 36 degrees 25 minutes 27 seconds East a distance of 27.89 feet; thence South 24 degrees 07 minutes 18 seconds West a distance of 155.34 feet; thence Southeasterly along a curve to the left, radial to the last described course, having a radius of 175.00 feet, an arc distance of 27.00 feet; thence South 15 degrees 16 minutes 54 seconds West a distance of 101.01 feet; thence North 79 degrees 37 minutes 46 seconds West a distance of 301.76 feet; thence South 0 degrees 15 minutes 24 seconds West a distance of 343.64 feet; thence North 89 degrees 53 minutes 16 seconds East a distance of 249.20 feet; thence South 0 degrees 06 minutes 44 seconds East a distance of 130.00 feet to the Point of Beginning.

DEDICATIONS:
The undersigned proprietors of the real estate described hereon have caused the same to be subdivided in the manner as shown on this plat, which subdivision and plat shall hereafter be known as "REGENCY PARK FIRST PLAT". It shall be sufficient description of the lots shown on this plat to designate the same by the number which appears in the center of said lots, followed by the block number, followed by the words, "REGENCY PARK FIRST PLAT".

UTILITY EASEMENTS:
An easement or license is hereby granted to the City of Kearney, Clay County, Missouri, to locate, construct and maintain or to authorize the location, construction, maintenance and use of conduits for all and any purpose, water, gas, sanitary and storm sewers, poles, wires and anchors or all or any of them over, under and along the strips of land outlined on this plat and designated by the words "Utility Easement" or "U/E".

STREETS:
The 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. Also, no building or portion thereof shall be built in the 50 foot buffer zone in Block 1.

IN TESTIMONY WHEREOF: The undersigned proprietors have hereunto set their hands this 26th day of April, 1983

Gary L. Couchman
Gary L. Couchman

Patricia S. Couchman
Patricia S. Couchman

STATE OF MISSOURI)
COUNTY OF CLAY) s.s.

On this 26th day of April, 1983, before me the undersigned notary public, personally appeared Gary L. Couchman and Patricia S. Couchman, husband and wife, to me known to be the persons described in and who executed the foregoing instrument of writing, and acknowledged that they executed the same as their free act and deed.

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

My Commission Expires Feb 20, 1984

DORIS E. WITHROW
NOTARY PUBLIC, STATE OF MISSOURI
MY COMMISSION EXPIRES 2/20/84
CLINTON COUNTY

Doris E. Withrow
Notary Public

This is to certify that the foregoing plat has been approved and the streets and easements shown hereon accepted by Ordinance No. 399-83 of the City of Kearney, Missouri.

Witness the hand of the undersigned Mayor and Clerk and the seal of said City this 29th day of April, 1983.

Don Watson
Mayor

Jim E. Aldridge
City Clerk

PREPARED BY:
AYLETT ENTERPRISES, INC.
7100-A North Oak Trafficway
Gladstone, Missouri, 64118
JOB No. 10749

I hereby certify the details on this plat to be correct this 21st day of April, 1983

Harold E. Rutherford
Harold E. Rutherford
Surveyor LS-296

Earthy instructed
Filed for record this 2 day of May
A.D. 19 83, at 1:00 o'clock P.M.
and Recorded in Book 14 at Page 67
WM. E. SCHMIEGE, Recorder
By Mary E. Moberly Deputy

2/15/84 gm
Clay County
Plats