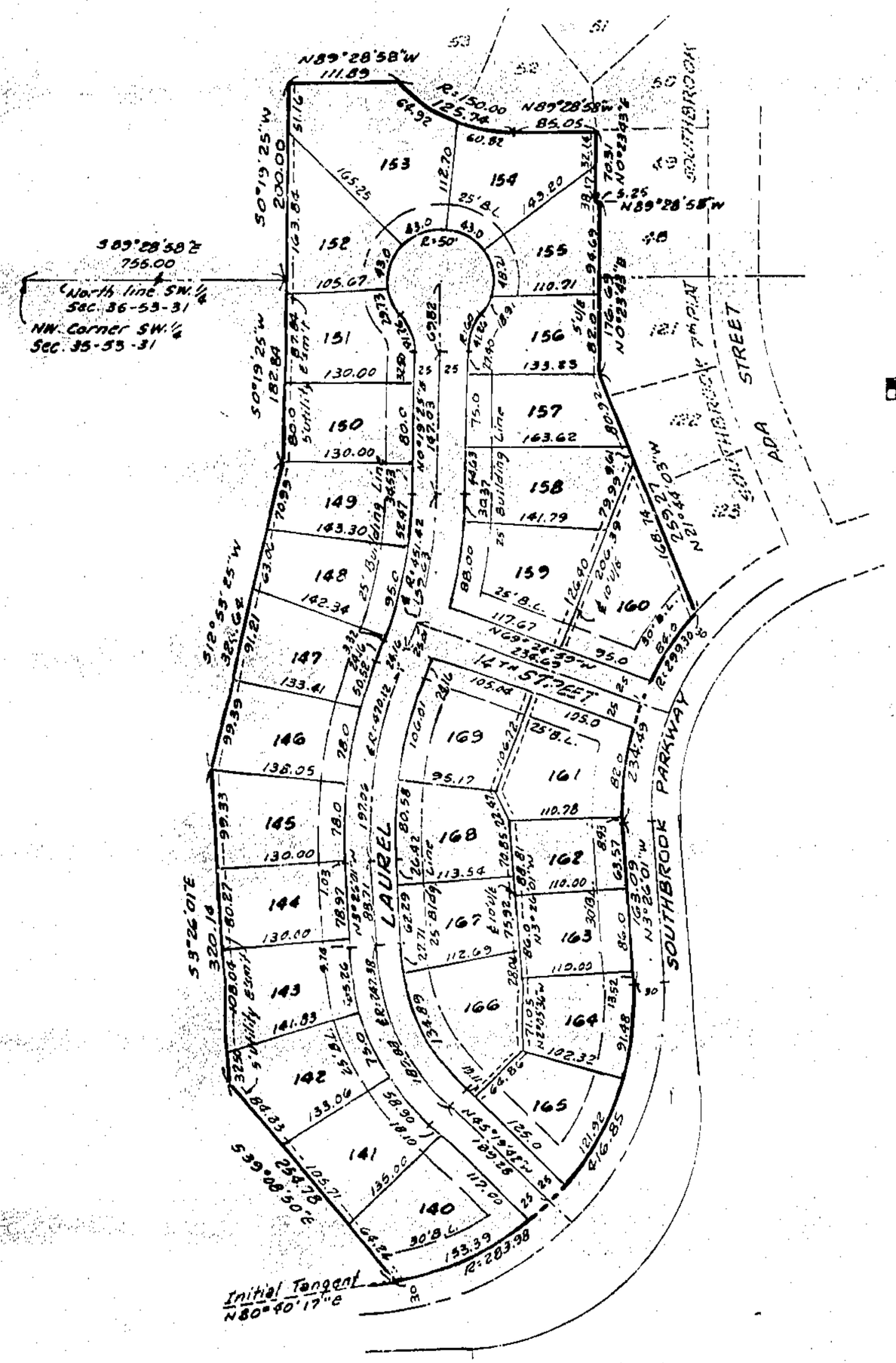
SOUTHBROOK 9th PLAT

E 54643



SCALE: 1"=100'

DESCRIPTION:

This is a subdivision and resurvey of part of Tract "A", SOUTHBROOK, part of Tract "G" and part of Tract "F", SOUTHBROOK 2ND PLAT, both being subdivisions of land in Section 35, Township 53 North, Range 31 West in the City of Kearney, Clay County, Missouri all of which is more particularly described as follows:

Beginning at a point on the North line of the Southwest Quarter of said Section 35, said point bears South 89 degrees 28 minutes 58 seconds East, a distance of 755.00 feet from the Northwest corner of the Southwest Quarter of said Section 35, said point also being the Southwest corner of Tract "A" of said SOUTHBROOK; thence South 0 degrees 19 minutes 25 seconds West, a distance of 182.84 feet; thence South 12 degrees 53 minutes 25 seconds West, a distance of 324.64 feet; thence South 3 degrees 26 minutes 01 seconds East, a distance of 320.14 feet; thence South 39 degrees 08 minutes 50 seconds East, a distance of 254.78 feet to the Southeasterly corner of Tract "F" of said SOUTHBROOK 2ND PLAT; thence Northeasterly along the Northerly and Westerly line of Southbrook Parkway, and along a curve to the left, the initial tangent having a bearing of North 80 degrees 40 minutes 17 seconds East, having a radius of 283.98 feet, an arc distance of 416.85 feet; thence North 3 degrees 26 minutes 01 seconds West along the Westerly line of Southbrook Parkway, a distance of 163.09 feet; thence continuing Northwesterly and Northeasterly along the Westerly line of Southbrook Parkway, and along a curve to the right, having the last described course as a tangent, having a radius of 299.30 feet, an arc distance of 234.49 feet to the Southwesterly corner of Lot 123, SOUTHBROOK 7TH PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri; thence North 21 degrees 44 minutes 03 seconds West along the Westerly line of Lots 121, 122 and 123 of said SOUTHBROOK 7TH PLAT, a distance of 259.27 feet; thence North 0 degrees 23 minutes 43 seconds East along the Westerly line of Lot 121 of said SOUTHBROOK 7TH PLAT, and the Westerly line of Lot 48 of said SOUTHBROOK, a distance of 175.89 feet to the Northwesterly corner of said Lot 48; thence North 89 degrees 28 minutes 58 seconds West a distance of 5.25 feet; thence North 0 degrees 23 minutes 43 seconds East and parallel with the Westerly line of Lot 49 of said SOUTHBROOK, a distance of 70.31 feet to a point on the Northerly line of Tract "A" of said SOUTHBROOK; thence North 89 degrees 28 minutes 58 seconds West along the Northerly line of said Tract "A", a distance of 85.05 feet; thence Northwesterly along the Northerly line of said Tract "A" and along a curve to the right, having the last described course as a tangent, having a radius of 150.00 feet, an arc distance of 125.74 feet; thence North 89 degrees 28 minutes 58 seconds West along the Northerly line of said Tract "A", a distance of 111.89 feet to the Northwesterly corner of said Tract "A"; thence South 0 degrees 19 minutes 25 seconds West along the Westerly line of said Tract "A", a distance of 200.00 feet to the Point of Beginning.

DEDICATION:

The undersigned proprietors of the real estate described hereon have caused the same to be subdivided in the manner as shown on this plat and hereafter be known as "SOUTHBROOK 9TH PLAT". It shall be sufficient description of the lots on this plat and of each of them, to designate the same by numbers which appear in the center of said lots followed by the words "SOUTHBROOK 9TH PLAT".

UTILITY EASEMENTS: Shown on this plat are granted for use by properly authorized Public Utility Companies.

STREETS: The streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

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.

IN TESTIMONY WHEREOF: SOUTHBROOK PROPERTIES, a partnership, James G. Trimble and Ruth G. Trimble being all the partners thereof.

SOUTHBROOK PROPERTIES

James G. Trimble

Ruth G. Trimble

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

On this 29th day of April, 1983, before me appeared the above persons to me personally known who being by me duly sworn did say that they are the same persons who executed the foregoing instrument of writing and acknowledged the execution of the same to be their free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office the day and year last written above.

My Commission Expires: March 22, 1984

Jeanine Perren
Notary Public

This is to certify that the foregoing plat has been approved and the streets and easements shown hereon accepted by Ordinance No. 400-83 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.

Denis Watson
Mayor

Jim Eldridge
City Clerk

I Certify Inst. Recd

Filed for Record this 6 day of May A.D. 1983 at 9 o'clock 25 minutes P.M. and Recorded in Book 19 Page 69
WM. E. ELDRIDGE, Recorder
By Mary Manent Deputy

2/15/84 7M
Clay County
Plats

AYLETT, RUTHERFORD & BUTSLER SURVEYING, INC.
7100-A NORTH OAK ST. TRAFFICWAY
GLADSTONE, MISSOURI 64118

I hereby certify the details on this plat to be correct this 22nd day of April, 1983.

HAROLD E. RUTHERFORD LS-294

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com