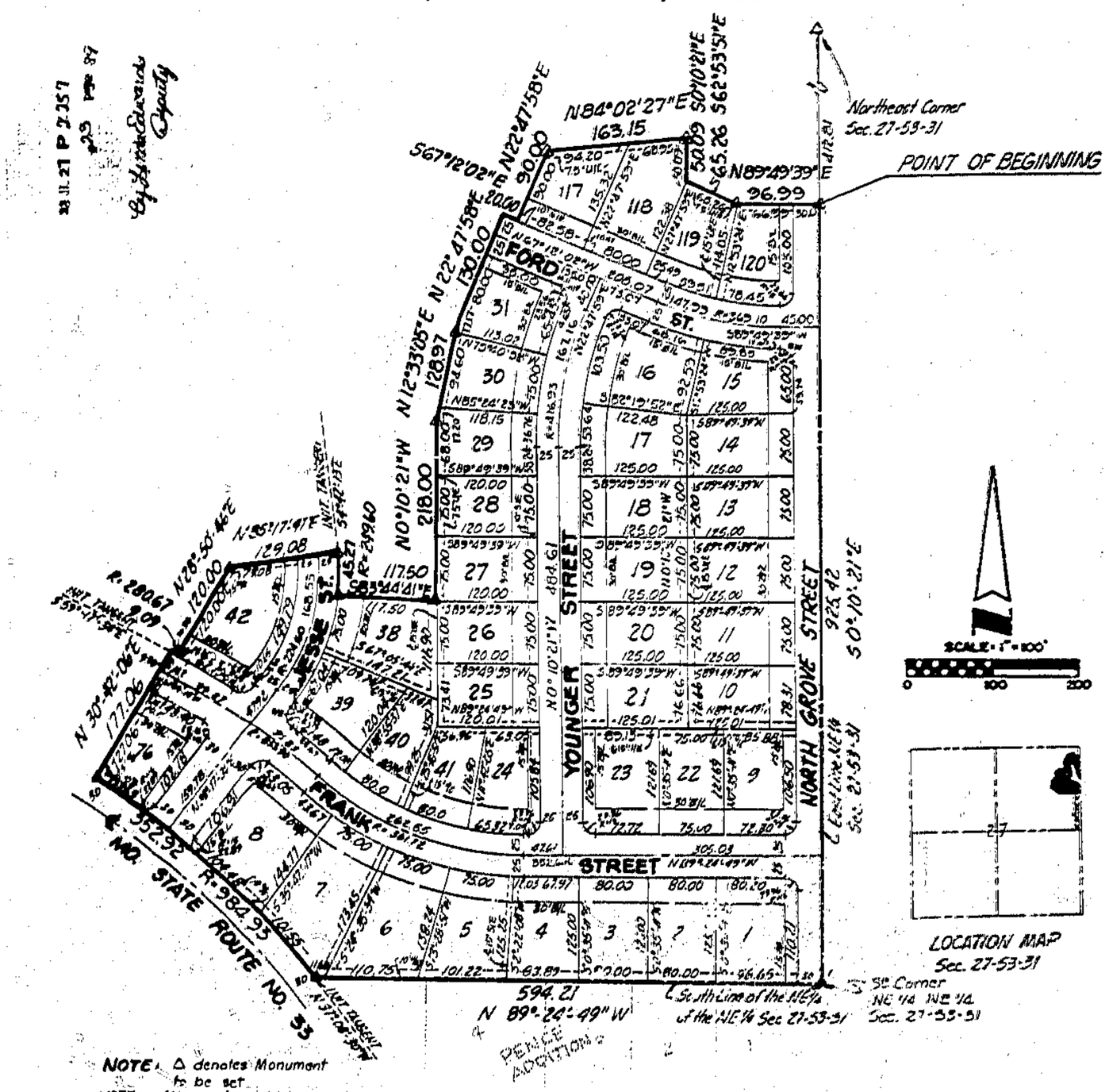
Clay County, Missouri
Land Survey Document

G 14194

JAMES POINTE FIRST PLAT

KEARNEY, CLAY COUNTY, MISSOURI



NOTE: Δ denotes Monument to be set

NOTE: Monuments and lot corners will be set after construction of streets and utilities

NOTE: Bearings are based upon the East line of the NE 1/4 of Section 27-53-31 having an assumed bearing of South 0°10'21" East

I hereby certify; that the plat of JAMES POINTE 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 Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivision to the best of my professional knowledge and belief.

DATE: 6/1/89

Harold E. Rutherford, LS-24

AYLETT, RUTHERFORD & EUTSLER SURVEYING, INC.
7200 N. GRAND
GLADSTONE, MISSOURI 64118
(816) 436-0732

DESCRIPTION: This is a subdivision of all that part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 53 North, Range 31 West in the City of Kearney, Clay County, Missouri, described as follows: Commencing at the Northeast corner of said Section 27; thence South 0 degrees 10 minutes 21 seconds East along the East line of the Northeast Quarter of said Section 27, a distance of 1173.50 feet to the point of beginning of the tract of land herein to be described; thence South 0 degrees 10 minutes 21 seconds East along the East line of the Northeast Quarter of said Section 27, a distance of 925.42 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 27; thence North 89 degrees 24 minutes 49 seconds West along the South line of the Northeast Quarter of the Northeast Quarter of said Section 27, a distance of 594.21 feet to a point on the Northeasterly line of the right of way of Missouri State Route No. 33; thence Northwesterly along said right of way line and along a curve to the left, the initial tangent having a bearing of North 37 degrees 08 minutes 30 seconds West, having a radius of 984.93 feet, an arc distance of 352.92 feet; thence North 30 degrees 42 minutes 06 seconds East, a distance of 177.06 feet; thence Northwesterly along a curve to the left, the initial tangent having a bearing of South 39 degrees 17 minutes 54 seconds East, having a radius of 280.67 feet, an arc distance of 9.09 feet; thence North 38 degrees 50 minutes 14 seconds East, a distance of 120.00 feet; thence North 85 degrees 17 minutes 41 seconds East, a distance of 129.08 feet; thence Southerly along a curve to the right, the initial tangent having a bearing of South 4 degrees 42 minutes 13 seconds East, having a radius of 200.00 feet, an arc distance of 63.47 feet; thence North 81 degrees 44 minutes 41 seconds East, a distance of 117.50 feet; thence North 0 degrees 10 minutes 21 seconds West, a distance of 484.61 feet; thence South 89 degrees 49 minutes 39 seconds West, a distance of 120.00 feet; thence North 0 degrees 10 minutes 21 seconds West, a distance of 120.00 feet; thence North 89 degrees 49 minutes 39 seconds East, a distance of 50.00 feet; thence North 22 degrees 47 minutes 58 seconds East, a distance of 90.00 feet; thence South 67 degrees 12 minutes 02 seconds East, a distance of 20.00 feet; thence North 22 degrees 47 minutes 58 seconds East, a distance of 90.00 feet; thence North 67 degrees 12 minutes 02 seconds West, a distance of 20.00 feet; thence North 22 degrees 47 minutes 58 seconds East, a distance of 130.00 feet; thence North 12 degrees 33 minutes 08 seconds East, a distance of 128.91 feet; thence North 0 degrees 10 minutes 21 seconds West, a distance of 218.00 feet; thence North 84 degrees 02 minutes 27 seconds East, a distance of 163.15 feet; thence South 50 degrees 09 minutes 02 seconds East, a distance of 50.09 feet; thence South 62 degrees 53 minutes 51 seconds East, a distance of 245.26 feet; thence North 89 degrees 49 minutes 39 seconds East, a distance of 26.99 feet; thence South 0 degrees 10 minutes 21 seconds East, a distance of 412.81 feet; thence South 89 degrees 49 minutes 39 seconds West, a distance of 50.00 feet; thence South 62 degrees 53 minutes 51 seconds East, a distance of 65.28 feet; thence North 89 degrees 49 minutes 39 seconds West, a distance of 1173.50 feet to the point of beginning.

The above described tract of land contains 21.8882 acres more or less.

DEDICATION: The undersigned proprietor of the property described hereon has caused the same to be subdivided in the manner as shown on this plat, which subdivision and plat shall hereafter be known as "JAMES POINTE FIRST PLAT". It shall be mandatory description of the lots shown on this plat to designate the same by the number which appears on the center of said lots followed by the words "JAMES POINTE FIRST PLAT".

EASEMENTS: An easement or easements is hereby granted to the City of Kearney, 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 upon the areas of land outlined on this plat and designated by the words "Utility Easement" or "U.E." or "Drainage Easement" or "D.E."

STREETS: The streets shown on this plat are not hereby dedicated to public use but are reserved for easements.

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.

IN TESTIMONY WHEREOF: Rutherford Properties, Inc., a Missouri corporation has by the authority of its Board of Directors caused this instrument to be executed by its President and its corporate seal to be hereunto affixed by its Secretary this 6th day of June, 1989.

RUTHERFORD PROPERTIES, INC.

James D. Rutherford, President

Sarah A. Hudson, Secretary

STATE OF MISSOURI
COUNTY OF CLAY

On this 6th day of June, 1989, before me, a Notary Public in and for said County and State, appeared James D. Rutherford, President of Rutherford Properties, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Missouri and Sarah A. Hudson, Secretary of said corporation, who are personally known to me to be the same persons who executed, as such officers, the foregoing instrument and acknowledged to me such corporation has caused same to be the free act and deed of said corporation.

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

My Commission Expires March 17, 1991

Notary Public

This is to certify that the foregoing plat has been approved and the streets and easements shown hereon are accepted by Ordinance No. 4325-88.

Witness the hands of the undersigned Mayor and City Clerk and the seal of said City this 25th day of July, 1989.

Mayor

City Clerk

8/1/89 JTM
Book 23

http://www.ClayCoGov.com