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OCT 27 1988

SOUTHBROOK TWELFTH PLAT

KEARNEY, CLAY COUNTY, MISSOURI

STATE OF MO.
COUNTY
RECD
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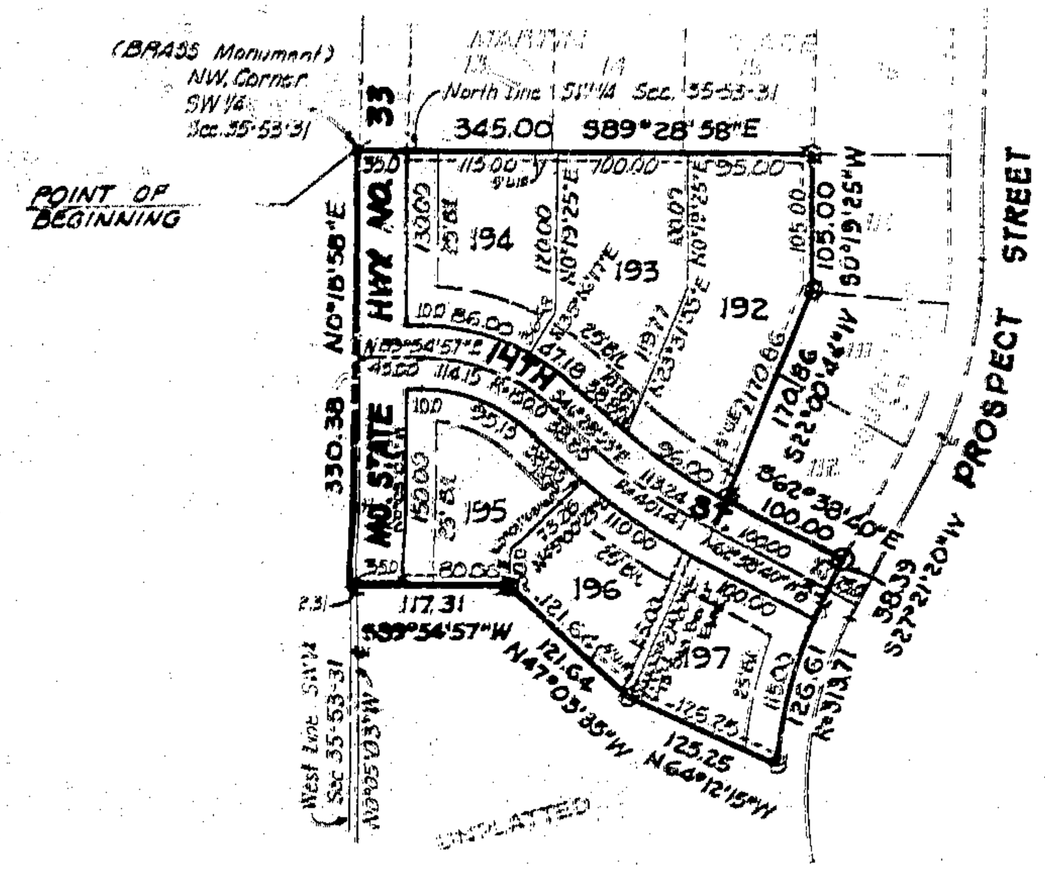
23 PAGES (1)
CLAY COUNTY
RECORDER OF DEEDS
By Linda Edwards
Deputy



DESCRIPTION: This is a subdivision of all that part of the Southwest Quarter of Section 35, Township 53, Range 31 in the City of Kearney, Clay County, Missouri, described as follows: Beginning at the Northwest corner of the Southwest Quarter of said Section 35; thence South 89 degrees 28 minutes 58 seconds East along the North line of the Southwest Quarter of said Section 35, Also, being the South line of Lots 13, 14 and 15, MARTIN PLACE, a subdivision of land in the City of Kearney, Clay County, Missouri, a distance of 345.00 feet to the Northwest corner of Lot 110 SOUTHBROOK 5th PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri; thence South 0 degrees 19 minutes 25 seconds West along the Westerly line of said Lot 110, a distance of 105.00 feet to the Southwest corner of said Lot 110; thence South 22 degrees 00 minutes 44 seconds West along the Westerly line of Lots 111 and 112, SOUTHBROOK 5th PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri a distance of 170.86 feet to the Southwest corner of said Lot 112; thence South 62 degrees 38 minutes 40 seconds East along the Southerly line of said lot 112, a distance of 100.00 feet to the westerly right-of-way line of Prospect Street; thence South 27 degrees 21 minutes 20 seconds West along said right-of-way, a distance of 38.39 feet; thence Southerly along said right-of-way along a curve to the left having a radius of 313.71 feet and tangent to the last described course, an arc distance of 126.61 feet; thence North 64 degrees 12 minutes 15 seconds West, a distance of 125.25 feet; thence North 47 degrees 03 minutes 05 seconds West, a distance of 121.64 feet; thence South 89 degrees 54 minutes 57 seconds West, a distance of 117.31 feet to the West line of the Southwest Quarter of said Section 35; thence North 0 degrees 18 minutes 58 seconds East along the West line of the Southwest Quarter of said Section 35, a distance of 330.38 feet to the point of beginning.
The above described tract of land contains 2.89 Acres more or less.

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 12th 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 12th 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: 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

On this 19th day of September, 1988, 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 23, 1992

JEANNINE PERRIN
Notary Public, State of Missouri
Clay County
My Commission Expires March 23, 1992

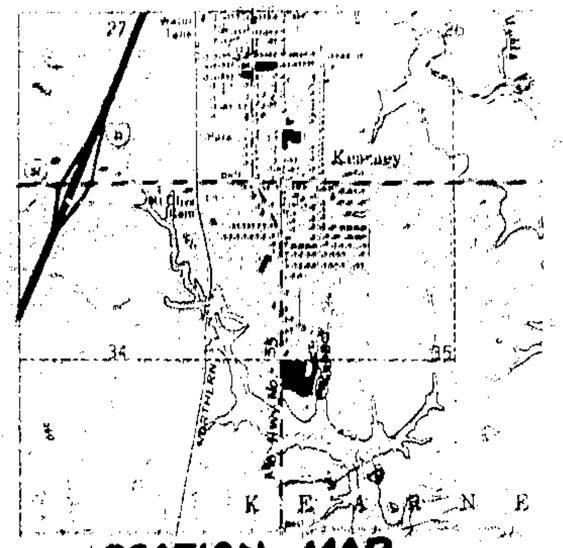
NOTARY PUBLIC

This is to certify that the foregoing plat has been approved and the streets and easements shown hereon are accepted by Ordinance No. 492-88

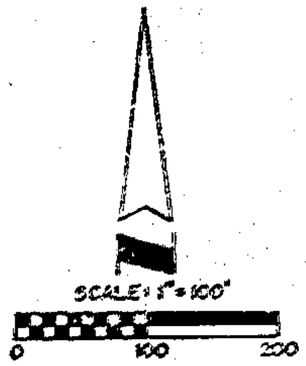
Witness the hand of the undersigned Mayor and City Clerk and the seal of said City this 19th day of September, 1988.

MAYOR

CITY CLERK



LOCATION MAP
Sec 35-53-31



o Denotes Monuments
(to be set after construction)

I hereby certify that the plat of SOUTHBROOK TWELFTH 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 subdivisions to the best of my professional knowledge and belief.

DATE: 5-9-88

Sam A. Aylett LS 2074

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

10/19/89 9AM
PLAT BK 83

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