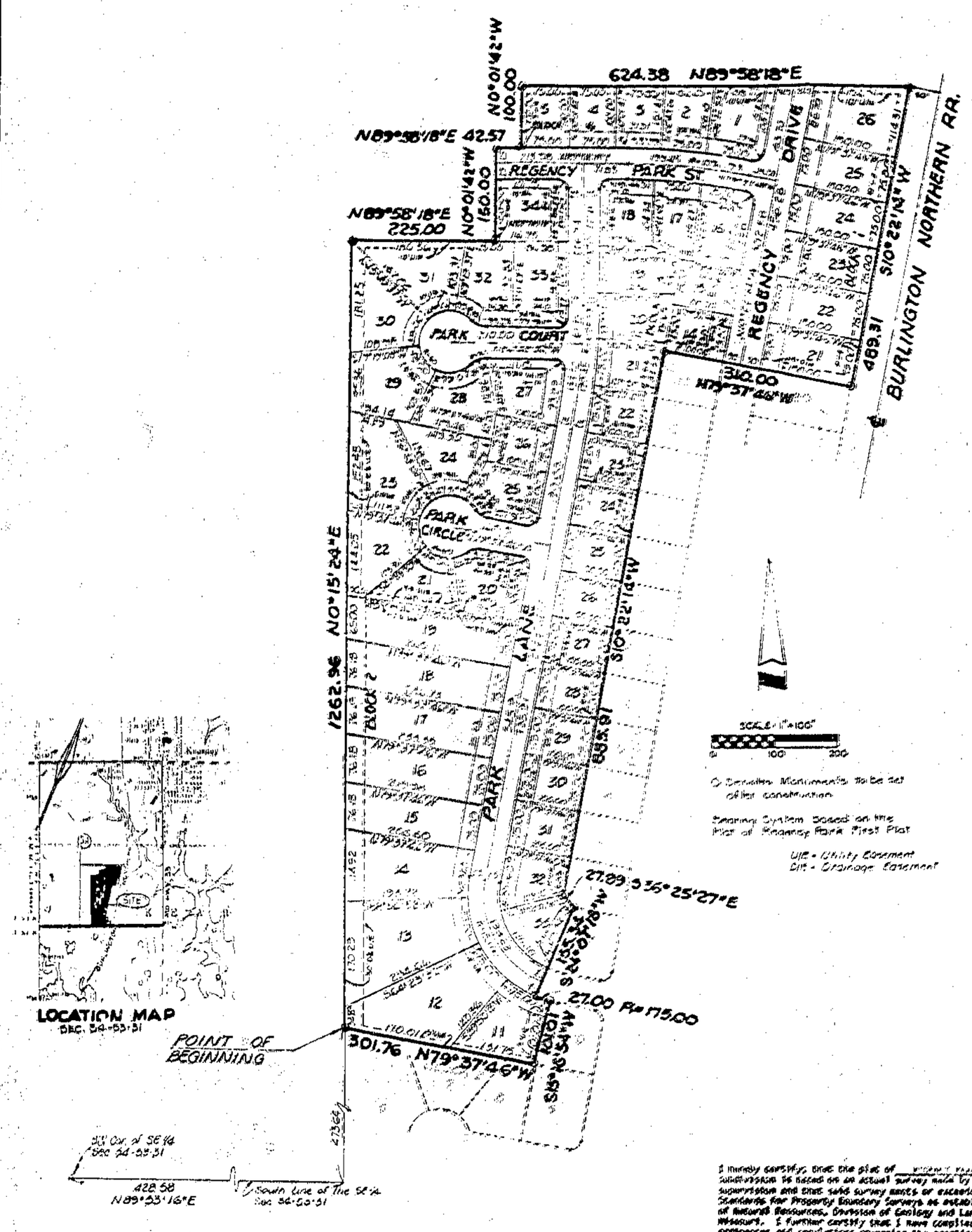
THOMSON TITLE CORP.
WESTCOMBE I
P.O. BOX 212 - LIBERTY, MO 64068
PHONE (816) 792-3077

REGENCY PARK SECOND PLAT



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

I hereby certify that the plat of REGENCY PARK SECOND 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 placing of subdivision to the best of my professional knowledge and belief.

DATE: Sept 14 92 — Jean A. Aylett, No. 2074

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88 OC 20 P 1:59 A
BOOK 23 PAGE 112
MARY L. MOBERLY
RECORDER OF DEEDS
By Linda Edwards
Deputy

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: Commencing at the Southwest corner of the Southeast Quarter of said Section 34; thence North 89 degrees 53 minutes 18 seconds East along the South line of the Southeast Quarter of said Section 34, a distance of 428.58 feet; thence North 0 degrees 15 minutes 24 seconds East, a distance of 473.64 feet to the point of beginning of the tract of land herein to be described, said point also being the Northwest corner of Lot 6, Block 2, REGENCY PARK FIRST PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri; thence continuing North 0 degrees 15 minutes 24 seconds East, a distance of 1262.96 feet; thence North 89 degrees 58 minutes 18 seconds East, a distance of 525.00 feet; thence North 0 degrees 10 minutes 42 seconds West, a distance of 150.00 feet; thence North 89 degrees 58 minutes 18 seconds East, a distance of 42.57 feet; thence North 0 degrees 01 minutes 42 seconds West, a distance of 100.00 feet; thence North 89 degrees 58 minutes 18 seconds East, a distance of 624.38 feet to the Westerly right of way of the Burlington Northern Railroad; thence South 10 degrees 22 minutes 14 seconds West along said right of way, a distance of 489.31 feet to the Northeast corner of Lot 20, Block 1, REGENCY PARK FIRST PLAT; thence North 79 degrees 37 minutes 46 seconds West along the Northerly line of said Lot 20, Block 1 and Lot 13, Block 3, REGENCY PARK FIRST PLAT, a distance of 310.00 feet; thence South 10 degrees 22 minutes 14 seconds West along the Westerly line of Lots 2 thru 13, inclusive, Block 3, REGENCY PARK FIRST PLAT, a distance of 835.01 feet; thence South 36 degrees 25 minutes 22 seconds East along the Southwesterly line of Lot 2, Block 3, REGENCY PARK FIRST PLAT, a distance of 27.89 feet to the Northwest corner of Lot 1, Block 3, REGENCY PARK FIRST PLAT; thence South 2 degrees 07 minutes 18 seconds West along the Westerly line of said Lot 1 and a prolongation thereof, a distance of 155.34 feet; thence Southeasterly along a curve to the left tangent to the last described course and having a radius of 175.00 feet, an arc distance of 27.00 feet to the Northwest corner of Lot 10, Block 2, REGENCY PARK FIRST PLAT; thence South 15 degrees 16 minutes 54 seconds West along the Westerly line of said Lot 10, a distance of 101.01 feet to the Northeast corner of Lot 8, Block 2, REGENCY PARK FIRST PLAT; thence North 79 degrees 37 minutes 46 seconds West along the Northerly line of Lots 6 thru 8, inclusive, Block 2 REGENCY PARK FIRST PLAT, a distance of 301.76 feet to the point of beginning.
The above described tract of land contains 19.2 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 "REGENCY PARK SECOND PLAT". It shall be sufficient description of the interior this plat and of each of lines, to designate the same by numbers which appear in the center of said lots followed by the words "REGENCY PARK SECOND PLAT".

UTILITY EASEMENTS: 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: The undersigned proprietors have hereunto set their hands this 20th day of September, 1988.

George L. Goodman — George L. Goodman
Patricia B. Goodman — Patricia B. Goodman

STATE OF MISSOURI)
COUNTY OF CLAY)ss.

On this 20th 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: October 11, 1988 — Colleen R. Scott, 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. 483-88.

Witness the hand of the undersigned Mayor and City Clerk and the seal of said City this 20th day of September, 1988.

MAYOR — CITY CLERK

10/14/94 7MT
Plat Bk 23

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