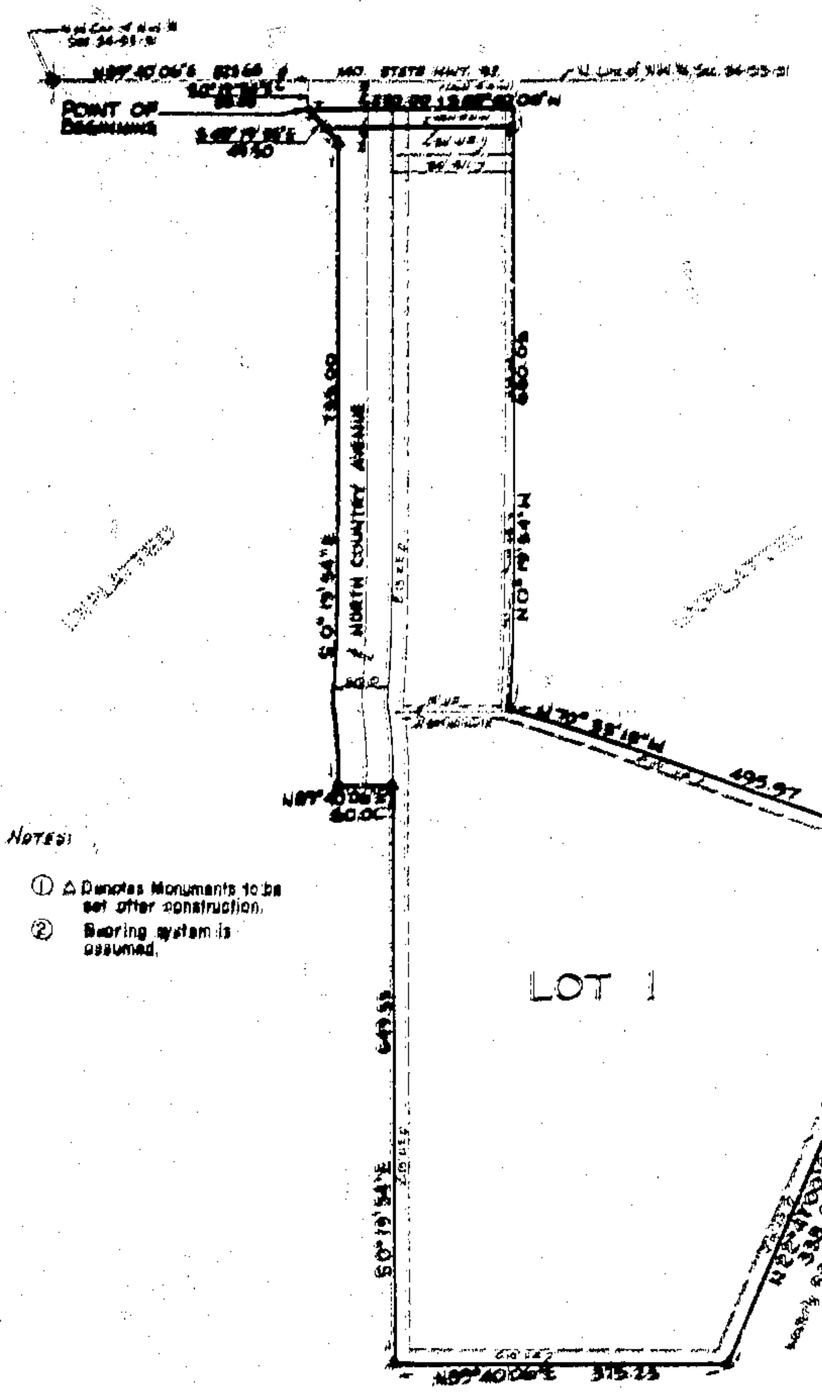
THOMPSON TITLE CORP.
WESTBRIDGE I
P.O. BOX 272 - LIBERTY, MO 64068
PHONE (816) 781-0677

C 38813

NORTH COUNTRY ESTATES

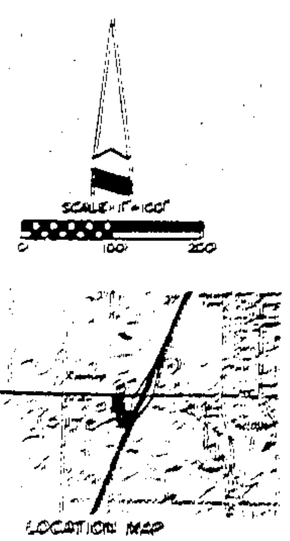
A SUBDIVISION IN KEARNEY, CLAY COUNTY, MISSOURI.

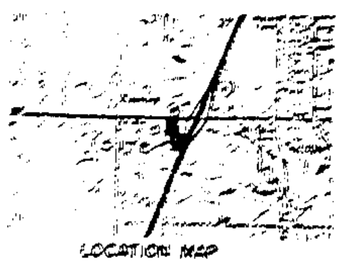


NOTES:

① △ Denotes Monuments to be set after construction.

② Bearing system is assumed.





LOCATION MAP

DESCRIPTION: All that part of the Northwest Quarter of Section 34, Township 51, Range 31 in the City of Kearney, Clay County, Missouri, described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section 34; thence North 89 degrees 40 minutes 06 seconds East along the North line of the Northwest Quarter of said Section 34, a distance of 823.66 feet; thence South 0 degrees 19 minutes 54 seconds East, a distance of 30.00 feet to the point of beginning of the tract of land herein to be described, said point also being on the Southerly right of way line of Missouri State Highway No. 92; thence South 45 degrees 19 minutes 55 seconds East, a distance of 49.50 feet; thence South 0 degrees 19 minutes 54 seconds East, a distance of 65.00 feet; thence North 89 degrees 40 minutes 06 seconds East, a distance of 60.00 feet; thence North 0 degrees 19 minutes 54 seconds East, a distance of 649.55 feet; thence North 89 degrees 40 minutes 06 seconds East and parallel to the North line of the Northwest Quarter of said Section 34, a distance of 375.23 feet to a point on the Westerly right of way line of Interstate 35; thence North 22 degrees 47 minutes 05 seconds East along the Westerly right of way line of Interstate 35, a distance of 338.05 feet; thence North 30 degrees 38 minutes 42 seconds East along the Westerly right of way line of Interstate 35, a distance of 277.13 feet; thence North 30 degrees 38 minutes 18 seconds West, a distance of 492.97 feet; thence North 0 degrees 19 minutes 54 seconds West, a distance of 300.00 feet to a point on the Southerly right of way line of Missouri State Highway No. 92; thence South 89 degrees 40 minutes 06 seconds West along said right of way line, also being parallel to the North line of the Northwest Quarter of said Section 34, a distance of 230.00 feet to the point of beginning. The above described tract of land contains 17.04 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 shall be known as NORTH COUNTRY ESTATES. 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 NORTH COUNTRY ESTATES.

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: Bennett-Paul Chevrolet, Inc., a Missouri Corporation, has caused these presents to be signed by its President, attested by its Secretary and its Corporate Seal to be affixed this 24th day of May, 1989.

BENNETT-PAUL CHEVROLET, INC.

John Bennett, President

Melvin Paul, Secretary

STATE OF MISSOURI)
COUNTY OF CLAY)

On this 24th day of May, 1989, before me appeared John Bennett to me personally known who, being by me duly sworn did say that he is President of Bennett-Paul Chevrolet, Inc. and that the seal affixed to said instrument is the corporate seal of said Bennett-Paul Chevrolet, Inc. and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that said John Bennett acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: July 1, 1991

Bonnie L. Hallett
Notary Public

IN TESTIMONY WHEREOF: The undersigned proprietors of the above described tract of land have hereunto set their hands this 24th day of May, 1989.

STATE OF MISSOURI)
COUNTY OF CLAY)

Gary Wade Shanks
Gary Wade Shanks

Janet Rae Shanks
Janet Rae Shanks

On this 24th day of May, 1989, before me the undersigned Notary Public personally appeared Gary Wade Shanks and Janet Rae Shanks, husband and wife, known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

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

My Commission Expires: 3-21-90

NOTARY PUBLIC

CITY OF KEARNEY, MISSOURI

This is to certify that the foregoing plat has been approved and the streets and easements shown hereon are accepted by Ordinance No. 498-89 whereon the hand of the undersigned Mayor and City Clerk and the seal of said City this 23rd day of May, 1989.

MAYOR

CITY CLERK

I hereby certify: that the plat of NORTH COUNTRY ESTATES subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri 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: 5-23-89

AYLETT SURVEY COMPANY
7200 N. GRAND
GLADSTONE, MISSOURI 64118 (816) 436-0732

12/14/39 Bk
Pg 24 24

Rev 4/18/89

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