Clay County, Missouri
Land Survey Document
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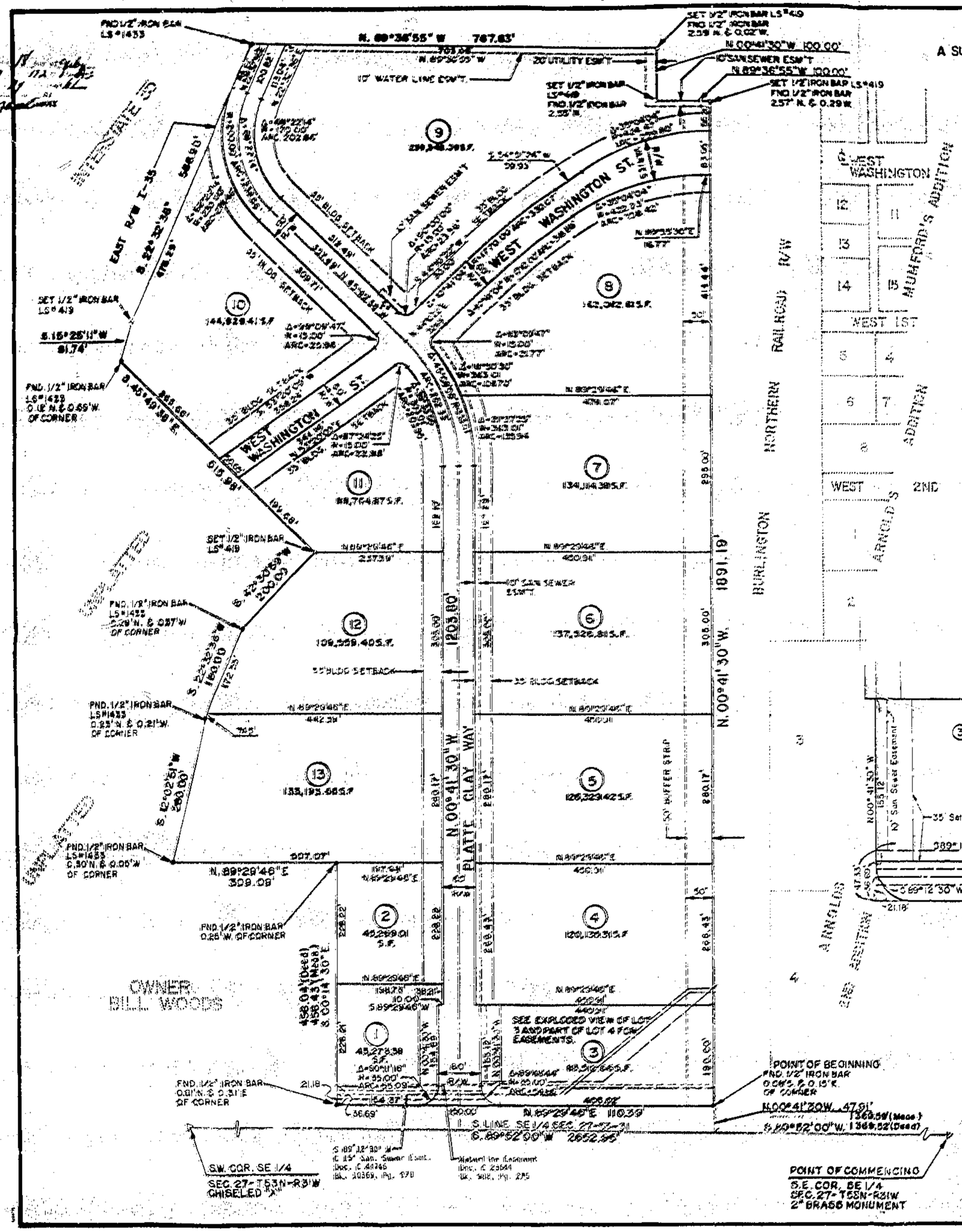
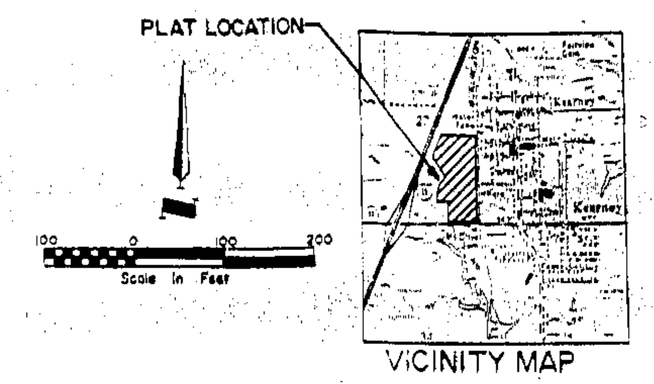
NORTHLAND BUSINESS CENTER

A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 27-53-31, CITY OF KEARNEY, CLAY COUNTY, MISSOURI





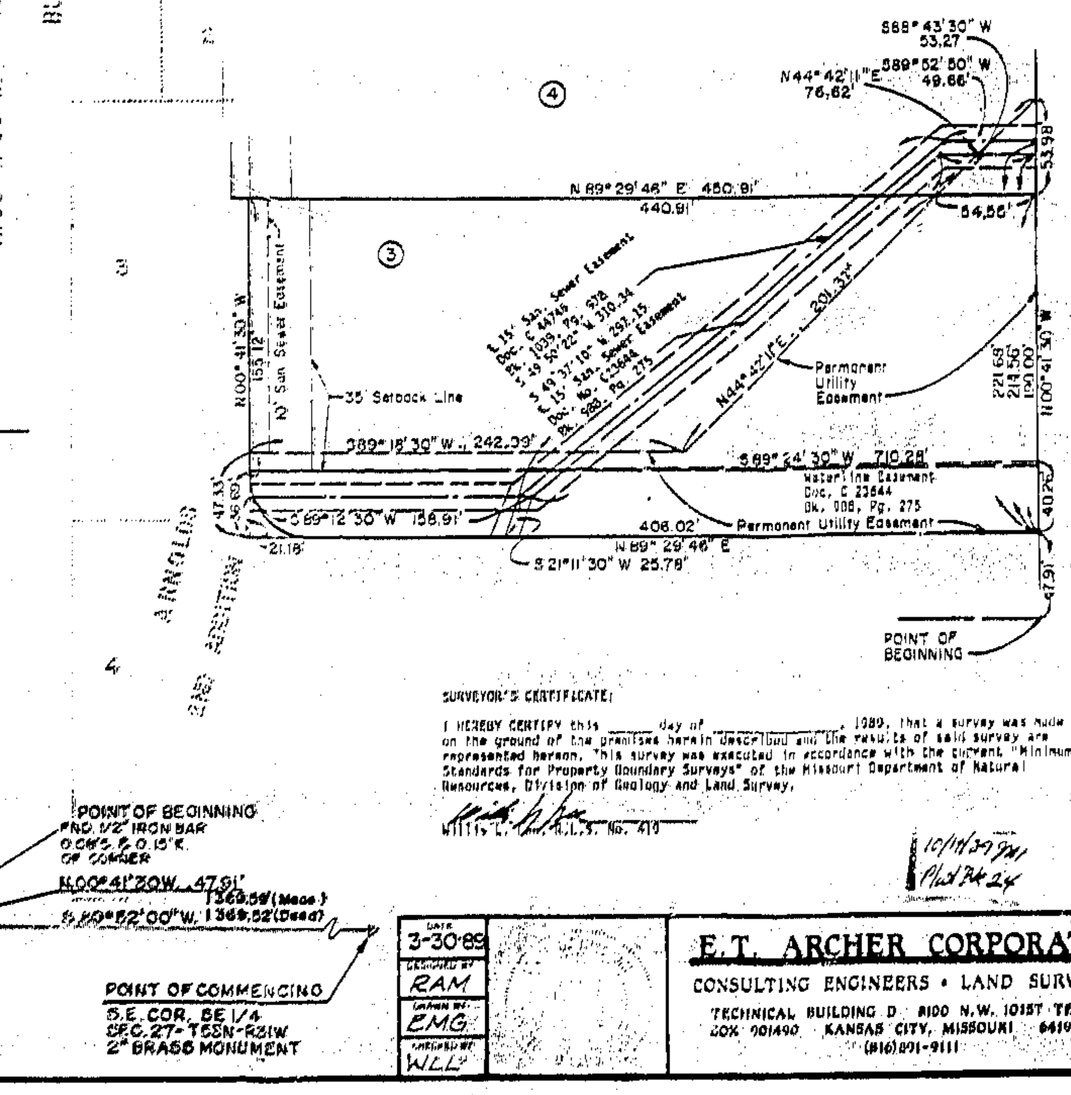
VICINITY MAP

PREPARED FOR: Platte-Clay Industrial Development Corporation
P.O. Box 129
Platte City, MO 64079

PREPARED BY: E. T. Archer Corporation
8100 N.W. 101st Terrace
Box 901490
Kansas City, MO 64190-1490

NOTES:

1. Title information shown hereon was taken from policy of Title Insurance prepared by First American Title Insurance Company of the Mid-West, Report No.: B11-003 dated 10-21-1988.
2. Bearings shown hereon are based on the South line of the Southeast Quarter of Section 27, Township 53 North, Range 31 West, as being South 89°52'00" West, as indicated on the legal description appearing in Schedule C, Commitment No. L B11-003 prepared by First American Title Insurance Company of the Mid-West.



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY this _____ day of _____, 1989, that a survey was made on the ground of the premises herein described and the results of said survey are represented hereon. This survey was executed in accordance with the current "Minimum Standards for Property Boundary Surveys" of the Missouri Department of Natural Resources, Division of Geology and Land Survey.

Willis L. Cox, R.L.S. No. 419

10/11/89
Plat Pat 24

DESCRIPTION

That portion of the Southeast Quarter of Section 27, Township 53 North, Range 31 West of the 5th Principal Meridian, Kearney, Clay County, Missouri described as follows: Commencing at the Southeast corner of said Section 27; thence South 89 degrees 52 minutes 00 seconds West 1369.59 feet along the South line of said Southeast 1/4; thence North 00 degrees 41 minutes 30 seconds West, 47.91 feet along the West right of way line of the Burlington Northern Railroad to the North right of way line of Missouri Highway 92, said point being the POINT OF BEGINNING of a tract of land to be herein described; thence North 00 degrees 41 minutes 30 seconds West, 1891.18 feet along said West right of way line; thence North 89 degrees 36 minutes 55 seconds West, 100.00 feet; thence North 00 degrees 41 minutes 30 seconds West, 100.00 feet; thence North 89 degrees 36 minutes 55 seconds West, 767.83 feet along the South line of land described in deed to Varifora Plastics, Inc., recorded in Book 1283, Page 932, in the office of the recorder of said county, to the East right of way line of U.S. Interstate 35; thence South 22 degrees 32 minutes 36 seconds West 566.90 feet along said right of way line; thence South 15 degrees 25 minutes 11 seconds West, 81.74 feet along said right of way line; thence South 45 degrees 49 minutes 38 seconds East 515.26 feet; thence South 42 degrees 30 minutes 18 seconds West 200.00 feet; thence South 22 degrees 32 minutes 38 seconds West, 150.00 feet; thence South 12 degrees 02 minutes 51 seconds West, 280.00 feet; thence North 89 degrees 29 minutes 46 seconds East, 309.09 feet along the North line of land described in deed to Bill Woods, recorded in Book 1456, Page 466, in the office of the recorder of said county; thence South 00 degrees 30 minutes 14 seconds East, 456.43 feet (cited as South 00 degrees 18 minutes East, 456.04 feet in said deed) along the East line of said Woods' land to the North right of way line of Missouri Highway 92; thence North 89 degrees 29 minutes 46 seconds East, 710.39 feet along said North right of way line to the POINT OF BEGINNING, except any part in roads, containing 41 acres more or less.

DEDICATION

The undersigned proprietor of the herein described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as:

NORTHLAND BUSINESS CENTER

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

EASEMENTS: An easement or license is hereby granted to Kearney, Missouri, to locate, construct, and maintain, or to authorize the location, construction or maintenance of poles, wire, conduit and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable T.V., or any other necessary public utility or service, and/or all of them, upon, over, or under those areas outlined upon this plat as "Utility Easement (U./E.) or within any street or thoroughfare dedicated to public use on this plat.

Areas outlined as an easement for a specific utility shall be restricted and limited in use to the utility as designated upon this plat.

BUILDING LINES: Building lines or set-back lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right-of-way line.

IN TESTIMONY WHEREOF: Platte-Clay Industrial Development Corporation, a Missouri Corporation, having caused these presents to be signed this 15 day of June, 1989.

By: Platte-Clay Industrial Development Corporation

By: John Robert Ray, President

Attest: Donald Adam, Secretary-Treasurer

NOTARY CERTIFICATION:

STATE OF MISSOURI } ss
COUNTY OF CLAY }

On this 15 day of June, 1989, before me the undersigned Notary Public, appeared John Robert Ray, President, Platte-Clay Industrial Development Corporation, to me known to be the person described herein and who executed the foregoing instrument and being duly sworn by me acknowledged that they executed the same as their free act and deed. IN TESTIMONY THEREOF, I have hereunto set my hand and affixed my seal the day and year last written above.

9-6-91
My Commission Expires

Notary Public

By: Robert C. Buehler, Dorothy A. Buehler
(Grantees of Fifty (50) foot Road Easement B 1799, P 407, as shown on E.T. Archer, Certificate of Survey, dated 11-30-88).

NOTARY CERTIFICATION:

STATE OF MISSOURI } ss
COUNTY OF CLAY }

On this 7 day of June, 1989, before me the undersigned Notary Public, appeared Robert C. Buehler and Dorothy A. Buehler, to me known to be the persons described herein and who executed the foregoing instrument and being duly sworn by me acknowledged that they executed the same as their free act and deed. IN TESTIMONY THEREOF, I have hereunto set my hand and affixed my seal the day and year last written above.

9-9-92
My Commission Expires

Notary Public

Approved:

Mayor

Planning Commission Chairman

City Attorney

6-23-89

Planning Commission Secretary

DATE 3-30-89	E.T. ARCHER CORPORATION CONSULTING ENGINEERS • LAND SURVEYORS TECHNICAL BUILDING D 8100 N.W. 101ST TERRACE BOX 901490 KANSAS CITY, MISSOURI 64190-1490 (816) 891-9111	FINAL PLAT	8822002
DRAWN BY RAM CHECKED BY ENG. APPROVED BY WLC		NORTHLAND BUSINESS CENTER	1 of 1