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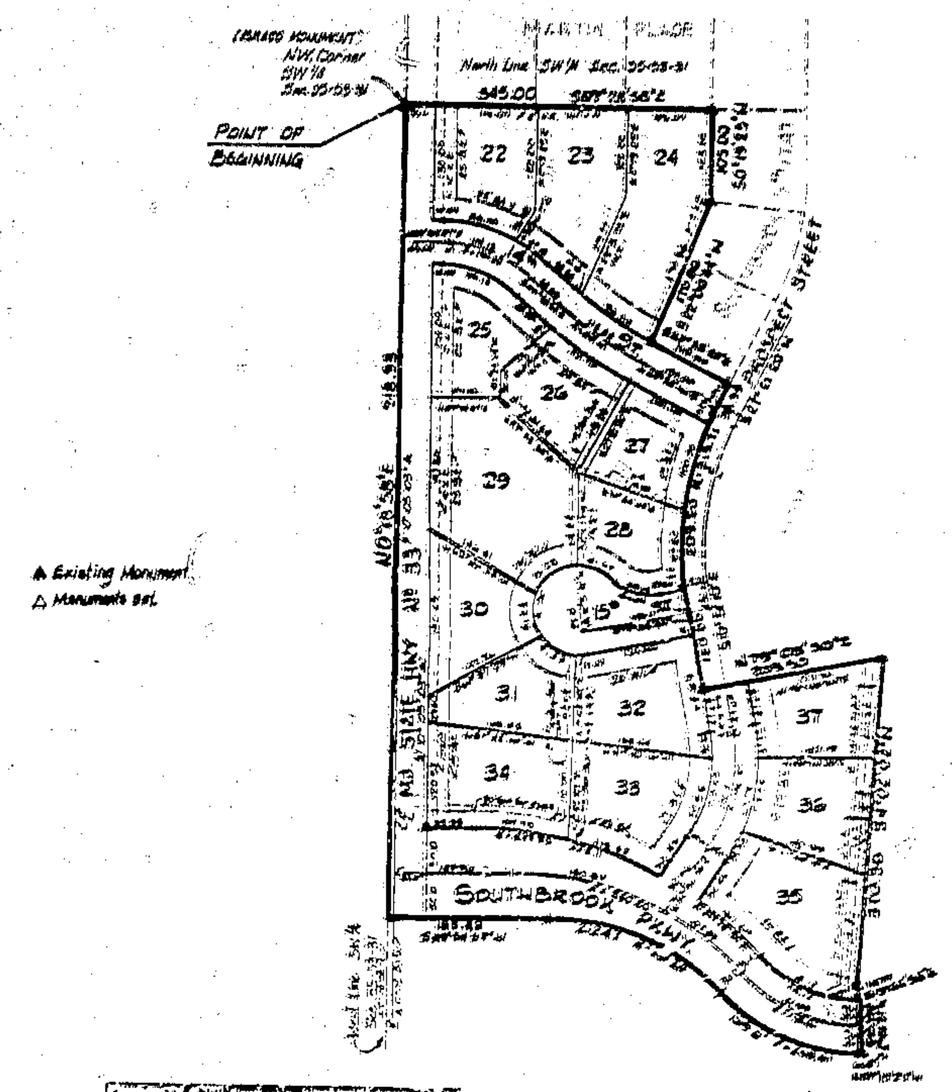
Clay County, Missouri
Land Survey Document

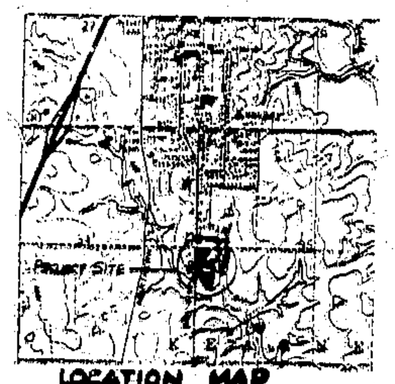
G. Davis

Book 2235
Page 94 - 97
By Mary Maurent
Deputy

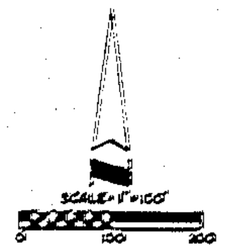
MARTIN PLACE – SECOND PLAT

KEARNEY, CLAY COUNTY, MISSOURI





LOCATION MAP
Sec. 35-53-31



Restrictive Covenants G43293
filed 9-19-89 Book 2222 Page 217

I hereby certify that the plat of MARTIN PLACE – 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 platting of subdivisions to the best of my professional knowledge and belief.

DATE: 5-9-89

STATE OF MISSOURI
JAMES K. AYLETT
NUMBER 2074
REGISTERED LAND SURVEYOR

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

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 18 minutes 56 seconds East along the North line of the Southwest Quarter of said Section 35; thence South 89 degrees MARTIN PLACE, a subdivision of land in the City of Kearney, Clay County, Missouri, also being the South line of Lots 13, 14 and 15, SOUTHBROOK 5th PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri; a distance of 545.00 feet to the Northwest corner of Lot 110, the West line of said Lot 110, SOUTHBROOK 5th PLAT; a distance of 105.00 feet to the Northwest corner of Lot 111, SOUTHBROOK 5th PLAT; thence South 0 degrees 19 minutes 25 seconds West along feet to the Southwest corner of said Lot 112, SOUTHBROOK 5th PLAT; thence South 62 degrees 38 minutes 40 seconds East along the Southerly line of said Lot 112, SOUTHBROOK 5th PLAT; a distance of 170.86 being on the Westerly right of way line of Prospect Street; thence South 27 degrees 29 minutes 20 seconds West along the Westerly right of way line of said Prospect Street, a distance of 34.39 feet; thence Southwesterly along a curve to the left, having a radius of 313.21 feet and being tangent to the last described course, an arc distance of 209.20 feet; thence South 10 degrees 51 minutes 10 seconds East along said right of way, a distance of 120.00 feet; thence North 79 degrees 08 minutes 50 seconds East along the Northerly line of Tract K, SOUTHBROOK 2nd PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri; and its prolongation thereof, a distance of 205.50 feet to the Northeast corner of said Tract K, SOUTHBROOK 2nd PLAT; thence South 4 degrees 02 minutes 02 seconds West along the Easterly line of said Tract K, SOUTHBROOK 2nd PLAT, a distance of 370.46 feet; thence South 13 degrees 44 minutes 38 seconds East along the Easterly line of said Tract K, SOUTHBROOK 2nd PLAT, distance of 14.77 feet to the Southeast corner of said Tract K, SOUTHBROOK 2nd PLAT; thence South 2 degrees 46 minutes 37 seconds West, a distance of 60.00 feet to the Southerly right of way line of said South- Southbrook Parkway; thence North 87 degrees 13 minutes 23 seconds West along the Southerly right of way line of said South- brook Parkway, a distance of 6.47 feet; thence continuing along the Southerly right of way line of said Southbrook Parkway, a distance of feet and being tangent to the last described course, an arc distance of 165.87 feet; thence continuing along the Southerly right of way line of said Southbrook Parkway along a curve to the left, having a radius of 251.20 and an initial tangent bearing of North 41 degrees 37 minutes 20 seconds West, an arc distance of 212.47 feet; thence South 89 degrees 54 minutes 57 seconds West along the Southerly right of way line of said Southbrook Parkway and its prolongation thereof, a distance of 183.82 feet to a point on the West line of the Southwest Quarter of said Section 35; thence North 0 degrees 18 minutes 53 seconds East along the West line of the Southwest Quarter of said Section to the point of beginning. The above described tract of land contains 8.81 acres more or less.

DEDICATION: The undersigned proprietor 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 MARTIN PLACE - SECOND 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 MARTIN PLACE - 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: Southbrook Properties, a Missouri Partnership, James G. Trimble and Ruth G. Trimble being all the partners thereof,

SOUTHBROOK PROPERTIES

James G. Trimble, individually and as a personal representative
for Ruth G. Trimble Estate

STATE OF MISSOURI)
COUNTY OF CLAY)ss.

On this 14th day of July, 1989, before me appeared the above person to me personally known who being by me duly sworn did say that he is the same person who executed the foregoing instrument of writing and acknowledged the execution of the same to be his 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 4, 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. A97-89

Witness the hand of the undersigned Mayor and City Clerk and the seal of said City this 5th day of June, 1989.

MAYOR

CITY CLERK

10/11/89 9:41
Plat Bk 24