Clay County Missouri
Land Survey Document

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SOUTHBROOK 15th PLAT

LEGAL DESCRIPTION:

CONTAINING 212,458 SQ. FT. OR 7.1771 ACRES

A SUBDIVISION OF LAND IN THE SW 1/4 AND THE SE 1/4 OF SECTION 35-T.53-R.31, IN THE CITY OF KEARNEY, CLAY COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID SW 1/4; THENCE S 01°-06'-29" W, ALONG THE EAST LINE OF SAID SW 1/4, 125.00 FEET; THENCE N 89°-29'-37" E, 45.00 FEET; THENCE S 01°-30'-23" W, PARALLEL TO THE EAST LINE OF THE SW 1/4 OF SAID SECTION 35, 870.00 FEET; THENCE N 89°-29'-37" W, 141.38 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 261.07 FEET; THENCE N 44°-00'-05" W, TANGENT TO THE LAST DESCRIBED CURVE, 261.27 FEET TO THE MOST EASTERLY CORNER OF LOT 81, SOUTHBROOK 4TH PLAT, A SUBDIVISION OF LAND IN THE CITY OF KEARNEY, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF LOTS 80 AND 81, SAID SOUTHBROOK 4TH PLAT, ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N 44°-04'-12" W, A RADIUS OF 950.00 FEET, AN ARC DISTANCE OF 230.93 FEET; THENCE N 57°-00'-35" E, 60.00 FEET TO THE MOST SOUTHERLY CORNER OF LOT 79, SOUTHBROOK 3RD PLAT, A SUBDIVISION OF LAND IN THE CITY OF KEARNEY, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE S 43°-00'-00" E, 326.68 FEET; THENCE S 00°-06'-10" E, 78.15 FEET; THENCE N 19°-53'-15" E, 123.00 FEET; THENCE N 07°-45'-03" W, 310.09 FEET; THENCE N 47°-41'-29" E, 65.96 FEET; THENCE N 01°-10'-29" W, 77.58 FEET; THENCE N 37°-59'-08" W, 65.95 FEET; THENCE N 77°-35'-51" E, 223.52 FEET TO A POINT ON THE NORTH LINE OF SAID SW 1/4; THENCE S 89°-28'-58" E, ALONG SAID NORTH LINE, 250.00 FEET TO THE POINT OF BEGINNING.

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 15TH PLAT. IT SHALL BE SUFFICIENT DESCRIPTION OF THE LOTS ON THIS PLAT AND OF EACH ONE OF THEM, TO DESIGNATE THE SAME BY NUMBERS WHICH APPEAR IN THE CENTER OF SAID LOTS FOLLOWED BY THE WORDS SOUTHBROOK 15TH PLAT.

UTILITY EASEMENTS:

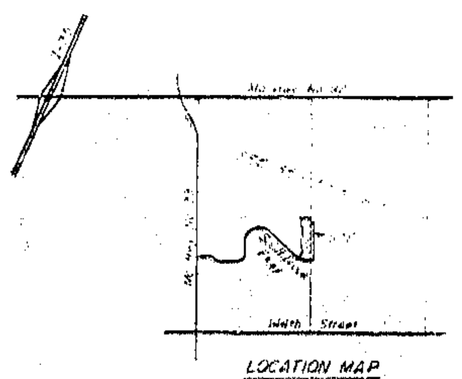
SHOWN ON THIS PLAT ARE GRANTED FOR USE BY PROPERLY AUTHORIZED PUBLIC UTILITY COMPANIES.

STREETS:

THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING LINES:

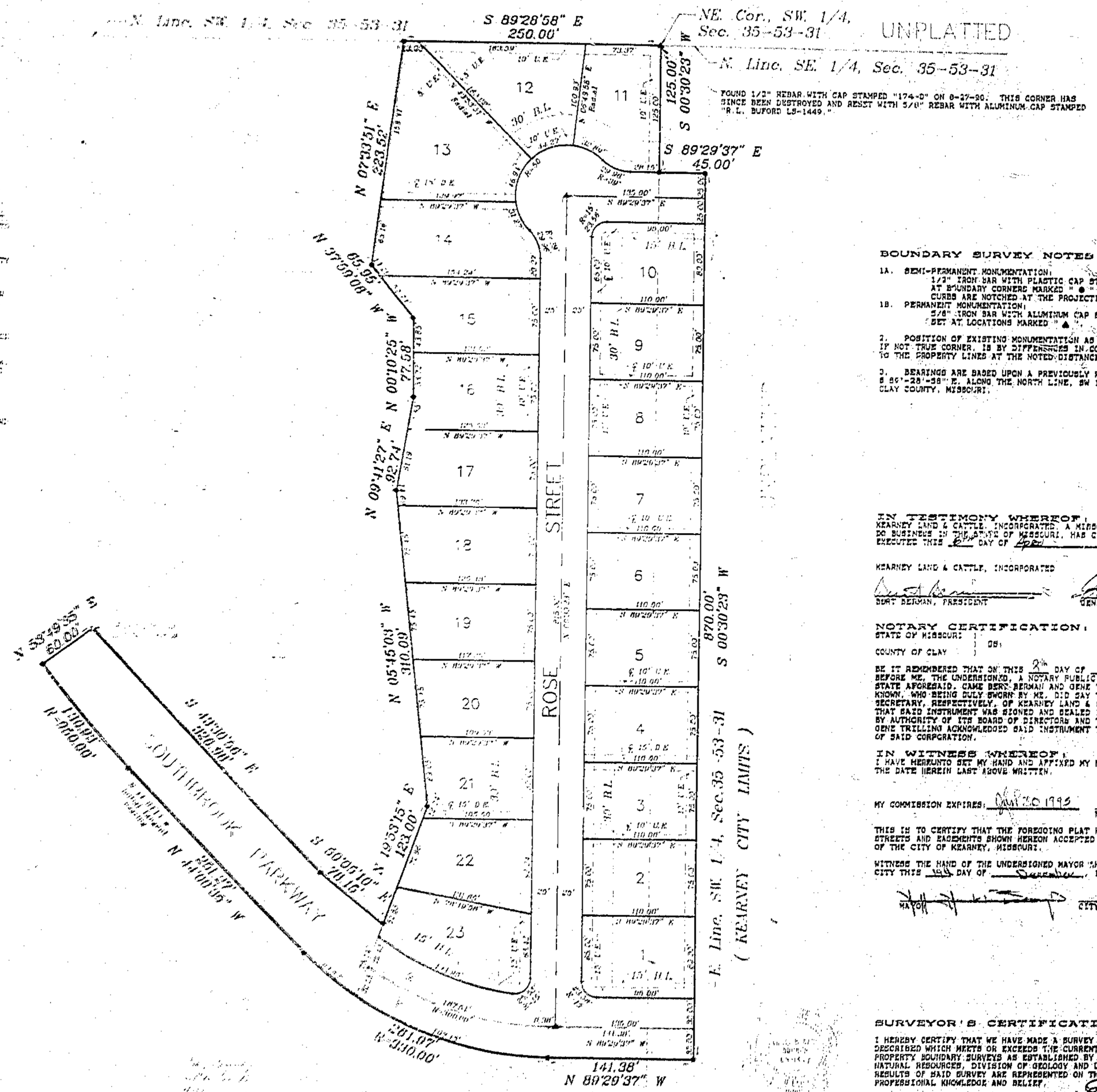
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.



LOCATION MAP

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.



STATE OF MO
CLAY COUNTY
INSTRUMENT NO. 17
Book 6 Page 167
By Mary Marcant
Deputy

BOUNDARY SURVEY NOTES:

1A. SEMI-PERMANENT MONUMENTATION:
1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-1449" SET AT BOUNDARY CORNERS MARKED " ● ", AND AT ALL REAR LOT CORNERS. CURBS ARE NOTCHED AT THE PROJECTION OF EACH SIDE LOT LINE.

1B. PERMANENT MONUMENTATION:
5/8" IRON BAR WITH ALUMINUM CAP STAMPED "R.L. BUFORD LS-1449" SET AT LOCATIONS MARKED " ▲ ".

2. POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN "O" OR "A", IF NOT TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINES AT THE NOTED DISTANCES.

3. BEARINGS ARE BASED UPON A PREVIOUSLY PLATTED BEARING OF S 89°-28'-58" E, ALONG THE NORTH LINE, SW 1/4, SECTION 35-T.53-R.31, CLAY COUNTY, MISSOURI.

IN TESTIMONY WHEREOF:

KEARNEY LAND & CATTLE, INCORPORATED, A MISSOURI CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 2nd DAY OF April, 1991.

KEARNEY LAND & CATTLE, INCORPORATED

BERT BERMAN, PRESIDENT

GENE TRILLING, SECRETARY

NOTARY CERTIFICATION:

STATE OF MISSOURI } SS:
COUNTY OF CLAY }

BE IT REMEMBERED THAT ON THIS 2nd DAY OF April, 1991, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME BERT BERMAN AND GENE TRILLING, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN BY ME, DID SAY THAT THEY ARE PRESIDENT AND SECRETARY, RESPECTIVELY, OF KEARNEY LAND & CATTLE, INCORPORATED, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID BERT BERMAN AND GENE TRILLING ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE ON THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: MAY 20 1995

NOTARY PUBLIC

THIS IS TO CERTIFY THAT THE FOREGOING PLAT HAS BEEN APPROVED AND THE STREETS AND EASEMENTS SHOWN HEREON ACCEPTED BY ORDINANCE NO. 53-90 OF THE CITY OF KEARNEY, MISSOURI.

WITNESS THE HAND OF THE UNDERSIGNED MAYOR AND CLERK AND THE SEAL OF SAID CITY THIS 19th DAY OF December, 19 90.

MAYOR

CITY CLERK

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ERWIN W. GARD, MLS-1449

Robert L. Buford • Land Surveyors
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