Clay County, Missouri
Land Survey Document

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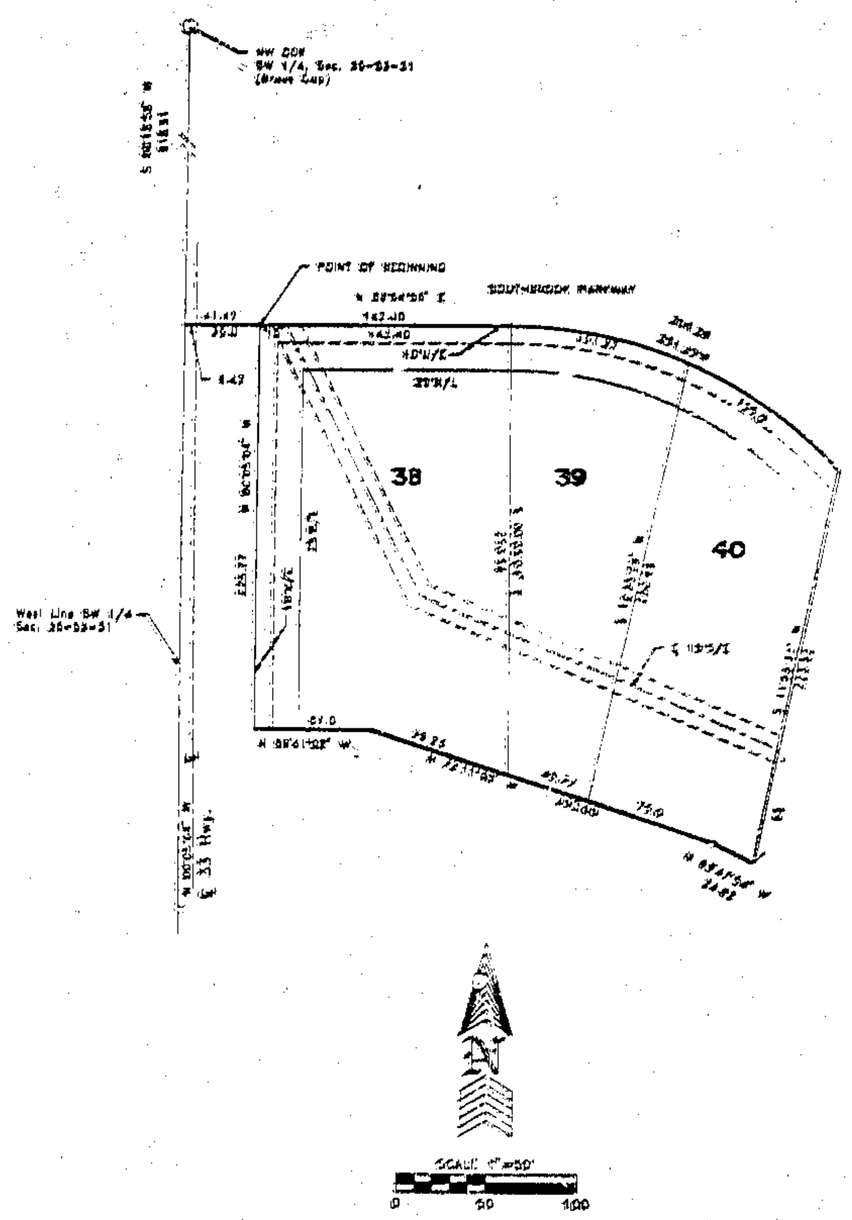
L 0927

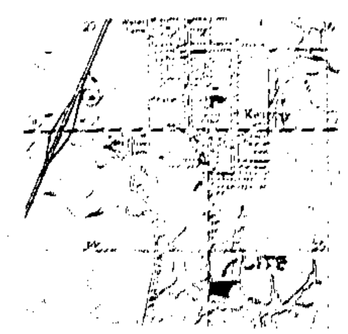
Filed for Record
Clerk B Clem 171
Mary Mersat
Deputy

# MARTIN PLACE 3rd PLAT

KEARNEY
Clay County, Missouri




NOTE: No building shall be constructed with any opening below the 100 year Flood plain elevation of 792.08 Feet MSL.



Location Map

DESCRIPTION: 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: Commencing at the Northwest corner of the Southwest Quarter of said Section 35; thence South 0 degrees 08 minutes 04 seconds East along the West line of the Southwest Quarter of said Section 35, a distance of 816.51 feet; thence North 89 degrees 58 minutes 18 seconds East, a distance of 61.42 feet to the point of beginning of the tract of land herein to be described, said point of beginning lies being on the Easterly right of way of Missouri State Highway # 33 and on the Southerly right of way of Southbrook Parkway; thence continuing North 89 degrees 58 minutes 18 seconds East along the Southerly right of way of said Southbrook Parkway, a distance of 142.40 feet; thence Southeasterly along said right of way, along a curve to the right, being tangent to the last described course and having a radius of 251.20 feet, an arc distance of 209.26 feet; thence South 11 degrees 58 minutes 32 seconds West, a distance of 223.52 feet to the North line of Lot 177, SOUTHBROOK 11TH PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri; thence North 83 degrees 47 minutes 54 seconds West along the North line of said Lot 177, a distance of 26.82 feet; thence North 73 degrees 11 minutes 39 seconds West along the North line of Lots 176, 177 and 178 of said SOUTHBROOK 11TH PLAT, a distance of 200.0 feet; thence North 89 degrees 41 minutes 03 seconds West along the North line of said Lot 176, a distance of 97.0 feet to the Easterly right of way of Missouri State Highway # 33; thence North 0 degrees 08 minutes 04 seconds West along said right of way, a distance of 225.77 feet to the point of beginning. The above described tract of land contains 1.73 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall be known as "MARTIN PLACE 3rd PLAT".

EASEMENT DEDICATION: An easement is hereby granted to the City of Kearney, MO, and to the utility companies franchised to operate in the City of Kearney, MO, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (U/E). Where other easements are designed for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of the City of Kearney MO, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easements. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works.

STREETS: Streets shown on this plat and not heretofore dedicated to public use as thoroughfares, 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: James G. Trimble and Lillie R. Trimble, husband and wife have subscribed their names this 10th day of [illegible], 1991.

James G. Trimble

Lillie G. Trimble

STATE OF MISSOURI
COUNTY OF CLAY ss.

On this 10th day of [illegible], in the year 1991, before me a Notary Public in and for said State, Personally appeared James G. Trimble and Lillie G. Trimble, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.

TINA L. CARABALLO
My Commission Expires: ~~[illegible]~~
MY COMMISSION EXPIRES APRIL 11, 1992

NOTARY PUBLIC

COUNCIL

This is to Certify that the foregoing plat was duly submitted to and approved by the Council of the City of Kearney, Missouri, by Ordinance No. 5441-91 duly authenticated as passed this [illegible] day of [illegible], 1991.

Witness the hand of the undersigned Mayor and City Clerk and the Seal of said City of Kearney MO.

MAYOR

CITY CLERK

I hereby certify that the plat of MARTIN PLACE 3rd 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 subdivision to the best of my professional knowledge and belief.

DATE: 6/12/91

RICHARD L. AYLETT, PE-2476

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement
△ Denotes Existing monument
▲ Denotes 2 1/2 inch Aluminum Section monument to be set upon completion of utilities and Streets
○ Denotes Existing Iron
● Denotes 1/2" Rebars to be Set with Plastic Caps #2476

PREPARED BY:

AYLETT SURVEY COMPANY
7200 NORTH GRAND
GLADSTONE MISSOURI 64118 (816) 436-0732
SURVEYORS AND ENGINEERS

24801