Clay County, Missouri
Land Survey Document

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L 49063

UNPLATTED

REGENCY PARK FOURTH PLAT

A SUBDIVISION IN KEARNEY
Clay County, Missouri

STATE OF MO.
CLAY COUNTY
32 57 23 PM 1992
MARIE ... RECORDER OF DEEDS

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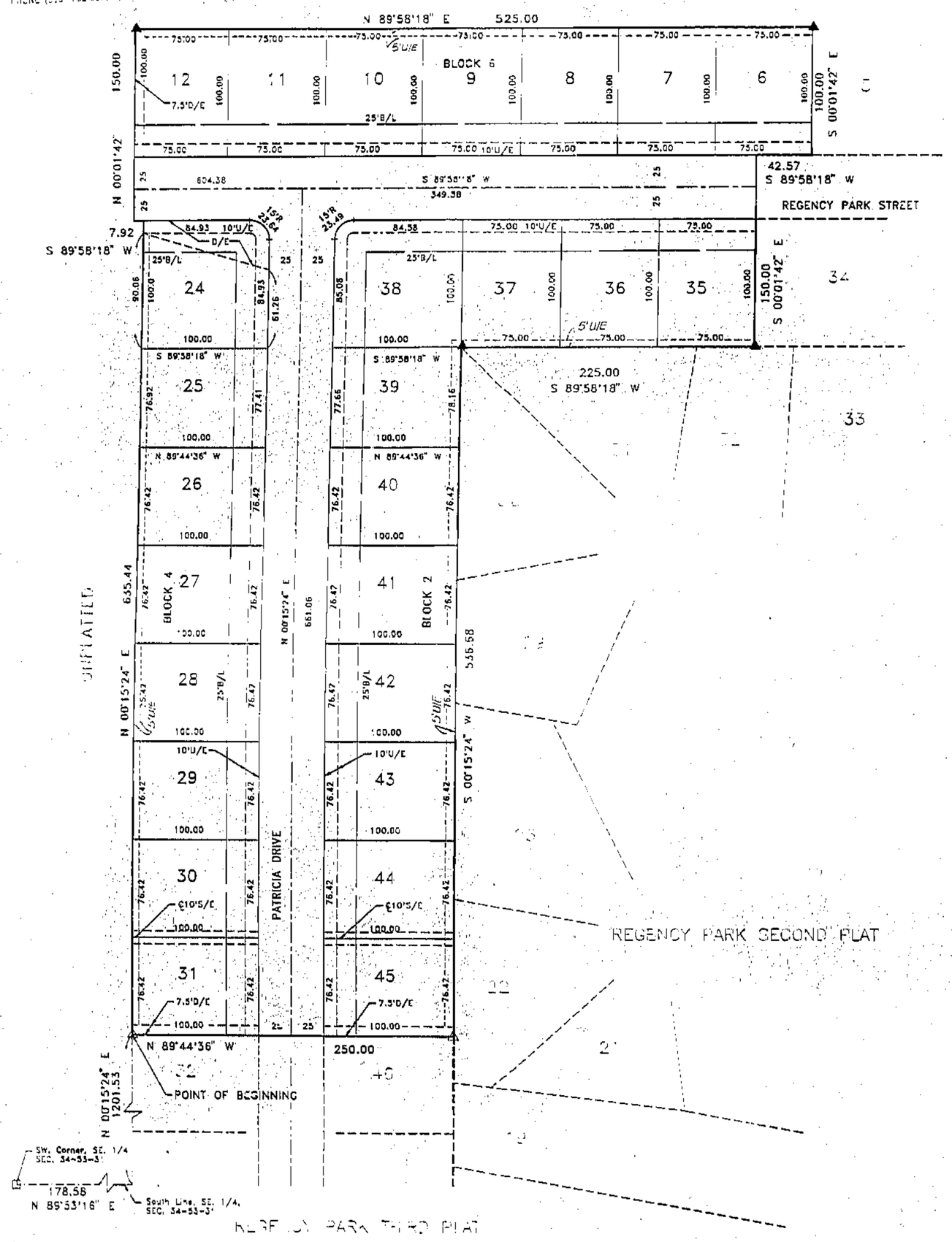

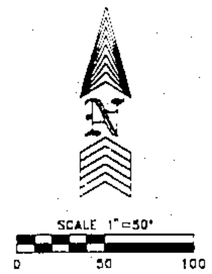

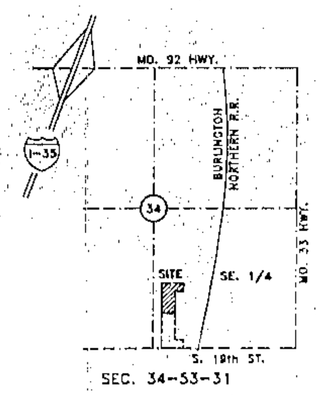

Location Map

DESCRIPTION:
All that part of the Southeast Quarter of Section 34, Township 53, Range 31 in the City of Kearney, Clay County, Missouri, described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 34; thence North 89 degrees 53 minutes 16 seconds East along the South line of the Southeast Quarter of said Section 34, a distance of 178.58 feet; thence North 0 degrees 15 minutes 24 seconds East along the Westerly line of Block 4, REGENCY PARK THIRD PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri and its Southerly prolongation thereof, a distance of 1201.53 feet to the point of beginning of the tract of land herein to be described, said point also being the Northwest corner of Lot 32, Block 4 of said REGENCY PARK THIRD PLAT; thence continuing North 0 degrees 15 minutes 24 seconds East, a distance of 635.44 feet; thence South 89 degrees 58 minutes 18 seconds West, a distance of 7.92 feet; thence North 0 degrees 01 minutes 42 seconds West, a distance of 150.0 feet; thence North 89 degrees 58 minutes 18 seconds East, a distance of 525.0 feet to the Northwest corner of Lot 5, Block 6, REGENCY PARK SECOND PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri; thence South 0 degrees 01 minutes 42 seconds East along the Westerly line of said Lot 5, Block 6, REGENCY PARK SECOND PLAT, a distance of 100.0 feet to the Northerly line of Regency Park Street; thence South 89 degrees 58 minutes 18 seconds West along said Northerly line, a distance of 42.57 feet; thence South 0 degrees 01 minutes 42 seconds East along the Westerly line of Lot 34, Block 2 of said REGENCY PARK SECOND PLAT and its Northerly prolongation thereof, a distance of 150.0 feet to the Southwest corner of said Lot 34; thence South 89 degrees 58 minutes 18 seconds West along the Northerly line of Lots 32 and 31, Block 2 of said REGENCY PARK SECOND PLAT, a distance of 225.0 feet to the Northwest corner of said Lot 31; thence South 0 degrees 15 minutes 24 seconds West along the Westerly line of Lots 30, 29, 23 and 22, Block 2, of said REGENCY PARK SECOND PLAT, a distance of 535.58 feet to the Northeast corner of Lot 46, Block 2 of said REGENCY PARK THIRD PLAT; thence North 89 degrees 44 minutes 36 seconds West along the most Northerly line of said REGENCY PARK THIRD PLAT, a distance of 250.0 feet to the point of beginning. The above described tract of land contains 3.83 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall be known as "REGENCY PARK FOURTH 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: Gary L. Couchman and Patricia S. Couchman, husband and wife have subscribed their names this 20 day of Aug, 1992.

Gary L. Couchman
Gary L. Couchman

Patricia S. Couchman
Patricia S. Couchman

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 20th day of August, in the year 1992, before me a Notary Public in and for said State, Personally appeared Gary L. Couchman and Patricia S. Couchman, 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.

My Commission Expires: 10-2-94

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. 592-92 duly authenticated as passed this 21st day of August, 1992.

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

MAYOR:

CITY CLERK:

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 Monument to be set after construction of Utilities and Streets.

○ Denotes Existing Bar

● Denotes 1/2" Rebarre to be Set with Plastic Caps #2074

Certificate Corrected L 45875
Filed 1-26-93
Book 2154 Pg 154

I hereby certify that the plat of REGENCY PARK FOURTH 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 plotting of subdivision to the best of my professional knowledge and belief.

DATE: Aug 20 92

SAM A. AYLETT, LS-2074

STATE OF MISSOURI
SAM ANTHONY AYLETT
NUMBER 2074
PROFESSIONAL LAND SURVEYOR

Prepared By:

AYLETT SURVEY COMPANY
207 NE. 72nd STREET
GLADSTONE MISSOURI 64118 (816) 436-0732
SURVEYORS AND ENGINEERS

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P.O. BOX 212 - LIBERTY, MO 64068
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