Clay County, Missouri
Land Survey Document

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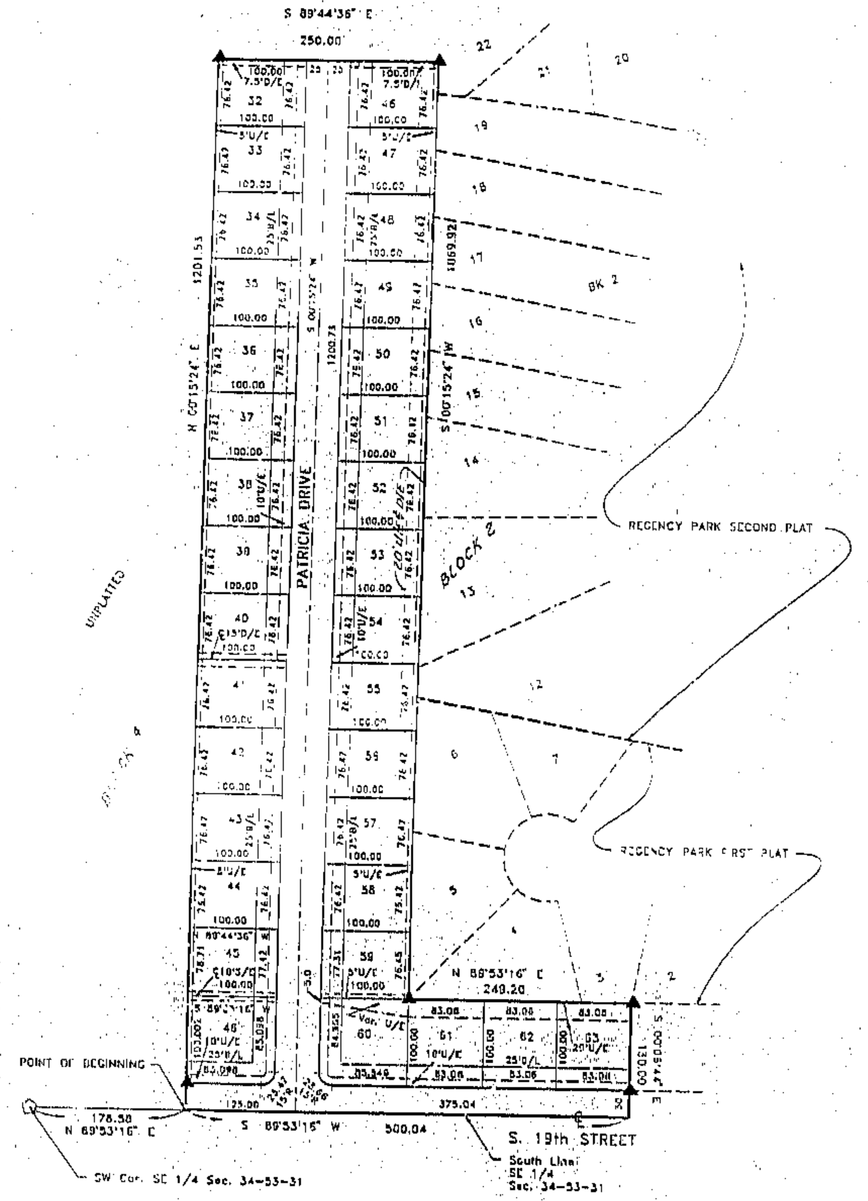
THOMSON TITLE CORP.

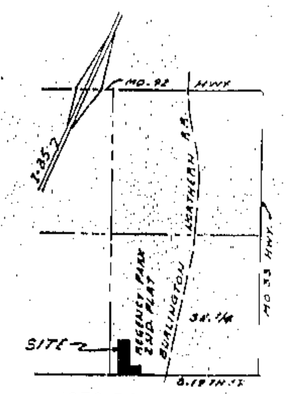
L 29646

STATE OF MO
CLAY COUNTY

REGENCY PARK THIRD PLAT

KEARNEY
Clay County, Missouri





SEC. 34-53-31
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 176.50 feet to the point of beginning of the tract of land herein to be described; thence North 0 degrees 15 minutes 24 seconds East, a distance of 1201.53 feet; thence South 89 degrees 44 minutes 36 seconds East, a distance of 250.00 feet to a point on the West line of Lot 22, Block 2, REGENCY PARK SECOND PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri; thence South 0 degrees 15 minutes 24 seconds West along the West line of Lots 12 thru 22, of said REGENCY PARK SECOND PLAT and the West line of Lots 5 and 6, Block 2, REGENCY PARK FIRST PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri, a distance of 1069.92 feet to the Southwest corner of Lot 5, Block 2 of said REGENCY PARK FIRST PLAT; thence North 89 degrees 53 minutes 16 seconds East along the South line of Lots 5 and 4, Block 2 of said REGENCY PARK FIRST PLAT, a distance of 249.20 feet to the Southeast corner of Lot 3 Block 2 of said REGENCY PARK FIRST PLAT; thence South 0 degrees 06 minutes 44 seconds East, a distance of 130.00 feet to a point on the South line of the Southeast Quarter of said Section 34; thence South 89 degrees 53 minutes 16 seconds West along the South line of the Southeast Quarter of said Section 34, a distance of 500.04 feet to the point of beginning. The above described tract of land contains 7.64 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 THIRD 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 of 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 7th day of April, 1992.

Gary L. Couchman
Gary L. Couchman

Patricia S. Couchman
Patricia S. Couchman

STATE OF MISSOURI)
COUNTY OF CLAY)s.s.

On this 7th day of April, 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.

ONEG THOMSON
NOTARY PUBLIC STATE OF MISSOURI
COUNTY OF CLAY
My Commission Expires: MY COMMISSION EXPIRES OCT. 2, 1994

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. 570-92 duly authenticated as passed this 2nd day of March, 1992.

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

MAYOR:

CITY CLERK:

Protective Covenants
L 29347 Book 2116 Pg. 501
Filed May 5, 1992

I hereby certify, that the plat of REGENCY PARK THIRD 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 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: 3-9-92

SAM A. AYLETT LS-2074

STATE OF MISSOURI
SAM ANTHONY AYLETT
NUMBER 2074
PROFESSIONAL LAND SURVEYOR

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 Aluminum Monument to be set after construction of Utilities and Streets.
○ Denotes Existing Bar
● Denotes 1/2" Rebars to be Set with Plastic Caps #2074

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

251088