Clay County, Missouri
Land Survey Document

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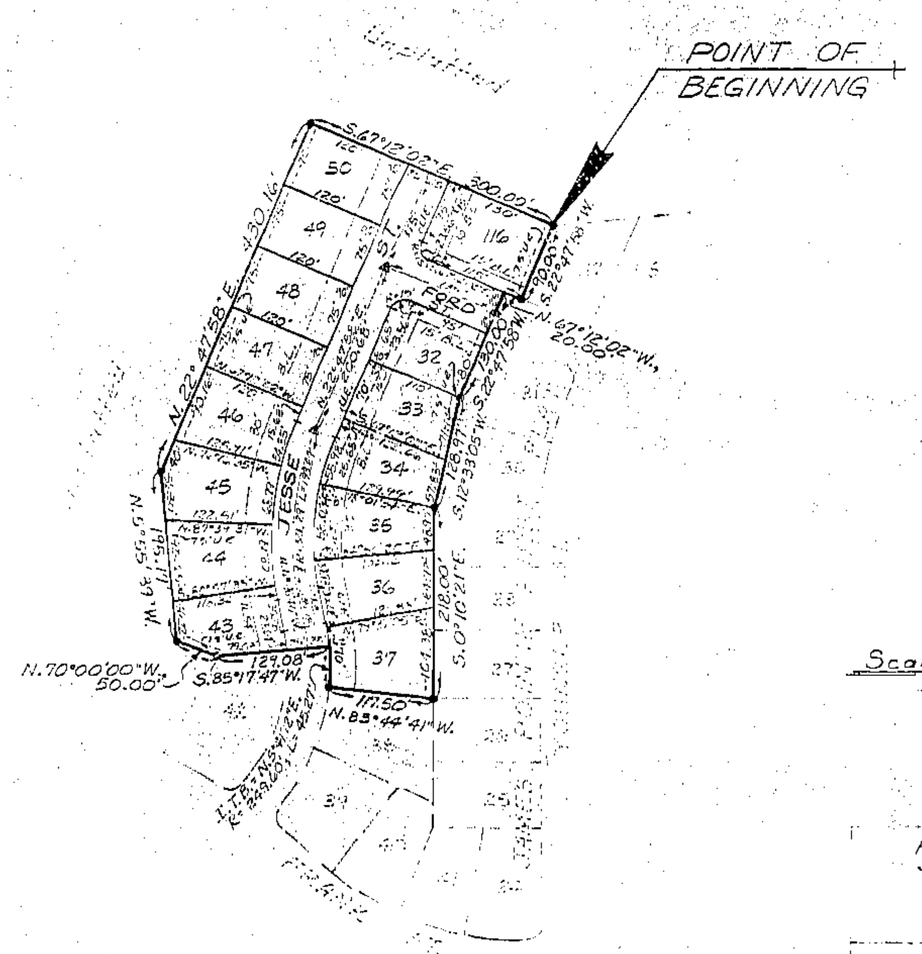
Recorded in Book 194
Page 194
MARY LOU QUERLY
RECORDER OF DEEDS
By May Marcant
Deputy

JAMES POINTE SECOND PLAT

KEARNEY, CLAY COUNTY, MISSOURI



Scale: 1"=100'

SECTION LOCATION
Sec. 27, Twp. 53, Rng. 31
(No Scale)

NOTE:

1. Bearings shown hereon are based on bearings used on the Plat of JAMES POINTE FIRST PLAT.

LEGEND:

△ Permanent Monument Set
○ Found Bar
● Set ½" Bar & Cap

Description: A tract of land located in the Northeast Quarter of the Northeast Quarter of Section 27, Township 53, Range 31, in Kearney, Clay County, Missouri, more particularly described as follow: Beginning at the Northwest corner of Lot 117, JAMES POINTE FIRST PLAT, a subdivision in Kearney, Clay County, Missouri; the following eight courses are along the Westerly and Northerly lines of aforesaid JAMES POINTE FIRST PLAT; thence South 22°47'58" West, 90.00 feet; thence North 67°12'02" West, 20.00 feet; thence South 22°47'58" West, 130.00 feet; thence South 12°33'05" West, 128.97 feet; thence South 0°16'21" East, 218.00 feet; thence North 83°44'41" West, 117.50 feet to a point on a curve, said point also being the Northwest corner of Lot 38, said JAMES POINTE FIRST PLAT, and a point on the Easterly right-of-way line of Jesse Street; thence along said right-of-way line and curve to the left having an initial tangent bearing of North 3°41'12" East, a radius of 1249.60 feet, an arc length of 45.27 feet; thence South 85°17'47" West, 129.08 feet; thence North 70°00'00" West, 50.00 feet; thence North 5°55'39" West, 195.17 feet; thence North 22°47'58" East, 430.16 feet; thence South 67°12'02" East, 300.00 feet to the Point of Beginning; containing 3.99 Acres, more or less.

Dedication: The undersigned proprietor of the property described hereon has caused the same to be subdivided in the manner shown on this plat, which subdivision and plat shall hereafter be known as JAMES POINTE SECOND PLAT. It shall be a sufficient description of the lots shown on this plat to designate the same by the number which appears in the center of said lots, followed by the words JAMES POINTE SECOND PLAT.

Easements: An easement or license is hereby granted to the City of Kearney, Missouri, to locate, construct and maintain or to authorize the location, construction, maintenance and use of conduits for all and any purpose: Water, gas, sanitary and storm sewers, poles, wires and anchors or all or any of them, over, under and along the strips of land outlined on this plat and designated by the words "Utility Easement" or "U.E." or "Drainage Easement" or "D.E."

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: ROBERTSON PROPERTIES, INC. has by authority of its Board of Directors caused this instrument to be executed by its President and its Corporate seal to be hereto affixed by its Secretary this 23rd day of April, 1992.

ROBERTSON PROPERTIES, INC.

By: James D. Robertson, President Attest: Dee Ewing, Secretary

STATE OF MISSOURI }
COUNTY OF CLAY } s.s.

On this 23rd day of April, 1992 before me appeared James D. Robertson, to me personally known, who being by me duly sworn did say he is the President of ROBERTSON PROPERTIES, INC. and that the seal affixed to this instrument is the seal of said Corporation and that said instrument was signed in behalf of said Corporation by the authority of its governing body and that said James D. Robertson acknowledged said instrument to be the free act and deed of said Corporation, and he duly acknowledges the execution of the same.

In Witness Thereof: I have hereunto set my hand and affixed my notarial seal of my office in said County and State above mentioned the day and year above written.

My Commission Expires September 16, 1994 Notary Public: Patricia L. Cauchman

This is to certify that the foregoing plat has been approved and the streets and easements shown hereon are accepted by Ordinance No. 5C-91.

Witness the hand of the undersigned Mayor and City Clerk and the seal of said City this 7th day of May, 1992.

Mayor: George Caine City Clerk: Jim Eldridge

Certification: I hereby certify that this survey was executed in accordance with the Current Minimum Standards for Property Boundary Surveys of the Missouri Department of Natural Resources, Division of Geology and Land Survey, to the best of my professional knowledge and belief.

Date: April 23, 1992

HANDS • FARROW • WEISKIRCH
ENGINEERS
200½ NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5000
By: James M. Farrow MO RLS No. 1658

Clay County
Tax Div.
4/13/93

http://www.ClayCoGov.com