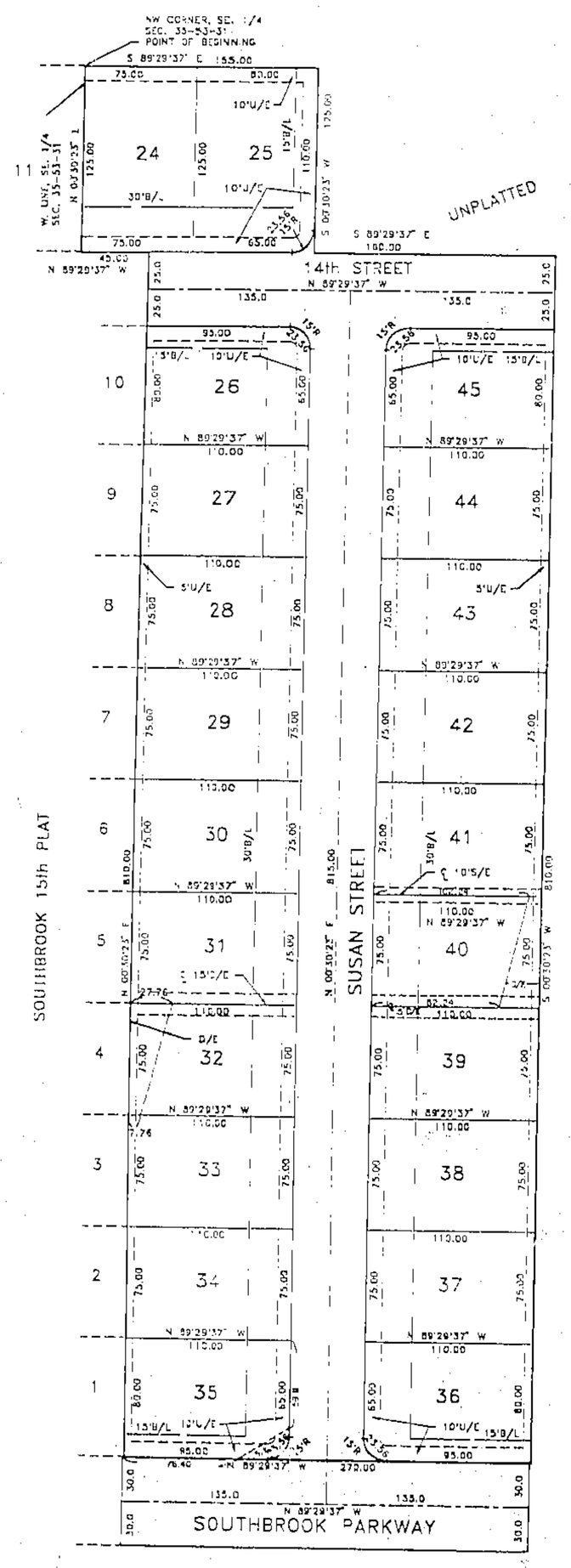
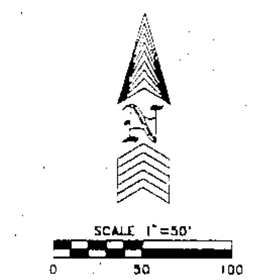
Clay County, Missouri
Land Survey Document

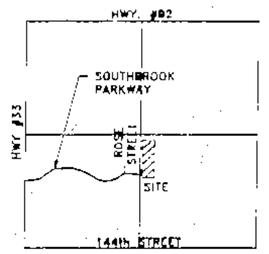
L 34060

SOUTHBROOK 16th PLAT

A SUBDIVISION IN KEARNEY
Clay County, Missouri







SEC. 35-53-31

Location Map

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 1/4 Inch Aluminum Berstein Monument to be set after construction of Utilities and Streets.

○ Denotes Existing Bar

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

DESCRIPTION: Beginning at the Northwest corner of the Southeast Quarter of Section 35, Township 53, Range 31, in the City of Kearney, Clay County, Missouri, said point also being the Northeast corner of Lot 11, SOUTHBROOK 15th PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri; thence South 89 degrees 29 minutes 37 seconds East, a distance of 135.0 feet; thence South 0 degrees 30 minutes 23 seconds West, a distance of 125.0 feet; thence South 89 degrees 29 minutes 37 seconds East, a distance of 160.0 feet; thence South 0 degrees 30 minutes 23 seconds West, a distance of 810.0 feet; thence North 89 degrees 29 minutes 37 seconds West, a distance of 270.0 feet to the Southeast corner of Lot 1 of said SOUTHBROOK 15th PLAT; thence North 0 degrees 30 minutes 23 seconds East along the Easterly line of said SOUTHBROOK 15th PLAT, a distance of 810.0 feet to a point on the Northerly right of way line of 14th Street; thence North 89 degrees 29 minutes 37 seconds West along the Northerly right of way line of 14th Street, a distance of 45.00 feet to the Southeast corner of Lot 11, of said SOUTHBROOK 15th PLAT; thence North 0 degrees 30 minutes 23 seconds East along the Easterly line of said Lot 11, a distance of 125.00 feet to the point of beginning. The above described tract of land contains 5.6 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 "SOUTHBROOK 16th 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, and 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. As 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: Greenfield Farms, Incorporated, has caused these presents to be signed by its President, attested by its Secretary and its corporate seal to be affixed this 26th day of May, 1992.

GREENFIELD FARMS, INCORPORATED

James C. Trimble, President

Elizabeth McPherson, Secretary

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 26th day of May, 1992, before me appeared James C. Trimble to me personally known who being by me duly sworn did say that he is President of Greenfield Farms, Incorporated and that the seal affixed to this instrument is the corporate seal of said Greenfield Farms, Incorporated and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said James C. Trimble acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: Notary Public State of Missouri, Clay County, My Commission Expires May 2, 1996

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. 575-92 duly authenticated as passed this 18th day of May, 1992.

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 SOUTHBROOK 16th 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 subdivisions to the best of my professional knowledge and belief.

DATE: May 26, 92

SAM A. AYLETT, LS-2074

SAM ANTHONY AYLETT NUMBER LS-2074 STATE OF MISSOURI PROFESSIONAL LAND SURVEYOR

Prepared By:

AYLETT SURVEY COMPANY
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SURVEYORS AND ENGINEERS

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