Clay County, Missouri
Land Survey Document

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THOMSON TITLE CORP.
P.O. BOX 212 - LIBERTY, MO 64068
PHONE (816) 792-0077

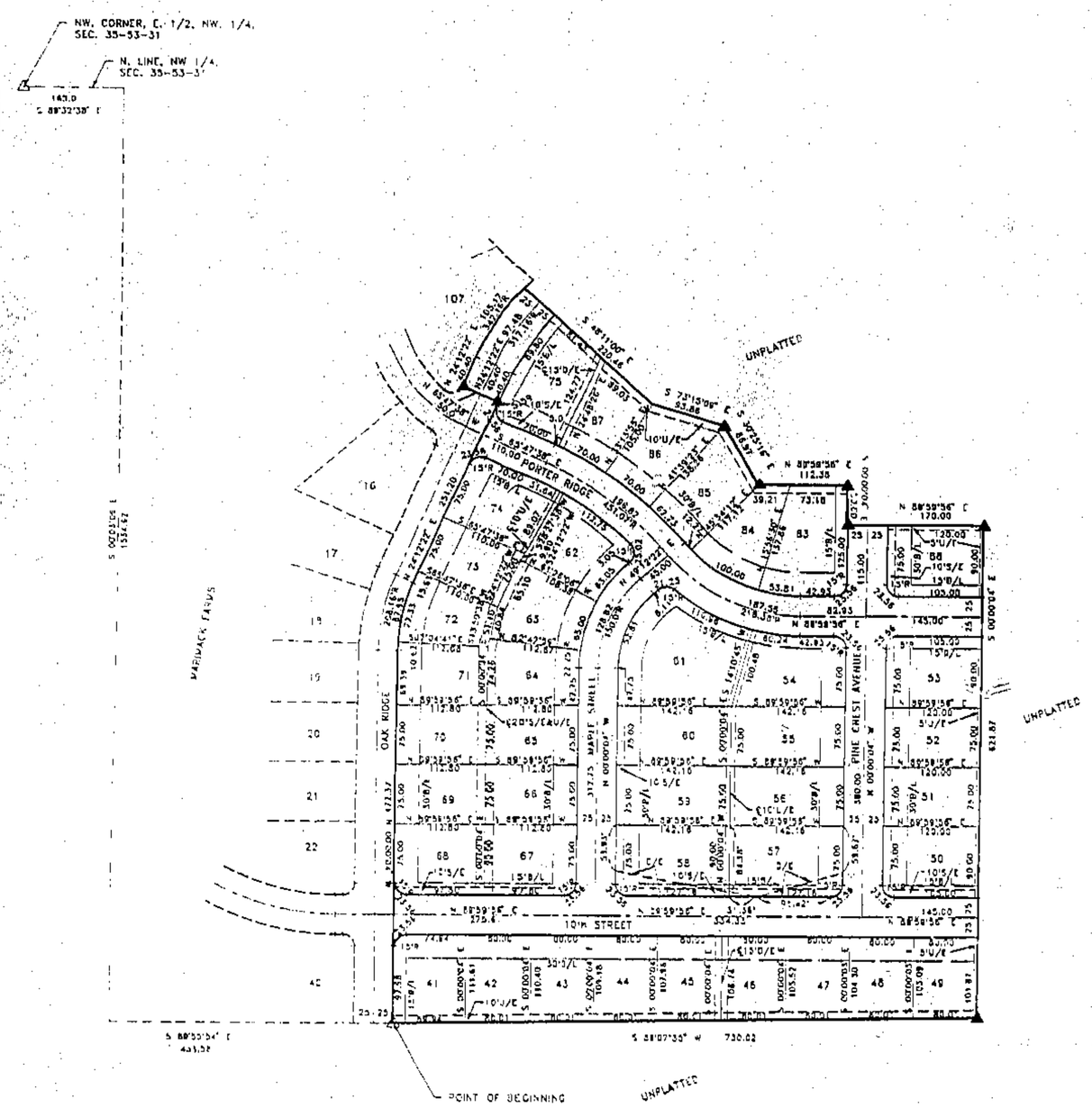
L 35581

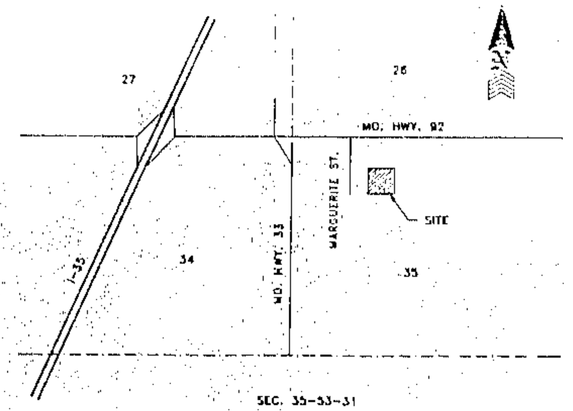
MARIMACK FARMS 2nd PLAT

A SUBDIVISION IN KEARNEY
Clay County, Missouri

THOMSON TITLE CORP.
P.O. BOX 212 - LIBERTY, MO 64068
PHONE (816) 792-0077

92 JL -1 A 8:38.5 plat
Cabinet B 199
STATE OF MISSOURI
COUNTY OF CLAY
By Mary Marcel Deputy





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 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: All that part of the Northwest 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 East one half of the Northwest Quarter of said Section 35; thence South 89 degrees 32 minutes 38 seconds East along the North line of the Northwest Quarter of said Section 35, a distance of 165.0 feet; thence South 0 degrees 03 minutes 06 seconds East, a distance of 1534.62 feet; thence South 89 degrees 35 minutes 54 seconds East, a distance of 433.38 feet to the point of beginning of the tract of land herein to be described; thence North 0 degrees 00 minutes 04 seconds West along the East right of way of Oak Ridge, as said street is now established, a distance of 472.37 feet; thence Northeasterly along a curve to the right and along the East right of way of said Oak Ridge, tangent to the last described course, having a radius of 208.18 feet, an arc distance of 87.95 feet; thence North 24 degrees 12 minutes 22 seconds East along the Easterly right of way of said Oak Ridge, a distance of 251.20 feet; thence North 65 degrees 47 minutes 38 seconds West, a distance of 30.00 feet to a point on the Easterly line of Lot 107, MARIMACK FARMS, a subdivision of land in the City of Kearney, Clay County, Missouri; thence North 24 degrees 12 minutes 22 seconds East along the Easterly line of said Lot 107, a distance of 40.40 feet; thence Northeasterly along a curve to the right along the Easterly line of said Lot 107, tangent to the last described course, having a radius of 342.16 feet, an arc distance of 105.17 feet; thence South 48 degrees 15 minutes 00 seconds East, a distance of 220.46 feet; thence South 73 degrees 15 minutes 09 seconds East, a distance of 93.88 feet; thence South 30 degrees 25 minutes 16 seconds East, a distance of 58.97 feet; thence North 89 degrees 59 minutes 56 seconds East, a distance of 112.38 feet; thence South 0 degrees 00 minutes 04 seconds East, a distance of 30.00 feet; thence North 89 degrees 59 minutes 56 seconds East, a distance of 170.00 feet; thence South 0 degrees 00 minutes 04 seconds East, a distance of 621.87 feet; thence South 89 degrees 07 minutes 35 seconds West, a distance of 730.02 feet to the point of beginning. The above described tract of land contains 12.15 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 "MARIMACK FARMS 2nd 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 structures (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: Mack A. Porter and Mary Helen Porter, husband and wife have subscribed their names this 26th day of JUNE, 1992.

Mack A. Porter

Mary Helen Porter

STATE OF MISSOURI } S.S.
COUNTY OF CLAY

On this 26TH day of June, in the year 1992, before me a Notary Public in and for said State, Personally appeared Mack A. Porter and Mary Helen Porter, 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: 3/25/96

NOTARY PUBLIC
DANA RAE HILL
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires March 25, 1996

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. 574-92 duly authenticated as passed this 20TH day of April, 1992.

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

MAYOR

CITY CLERK

THOMSON TITLE CORP.
P.O. BOX 212 - LIBERTY, MO 64068
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Declaration of Restrictions
Filed August 11, 1992
L 40179 Book 2141 Page 770

Clay County Title Co. 1/3/97

I hereby certify that the plat of MARIMACK FARMS 2nd 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 subdivisions to the best of my professional knowledge and belief.

DATE: June 10, 92

SAM A. AYLETT

STATE OF MISSOURI
SAM ANTHONY AYLETT
PLS-2074
PROFESSIONAL LAND SURVEYOR

PREPARED BY:

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

25376A