JUN 2 2 1993

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STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR RECD
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D BOOK PAGE 20
MARY L. MOBERLY
RECORDER OF DEEDS
By Beth Emery Deputy

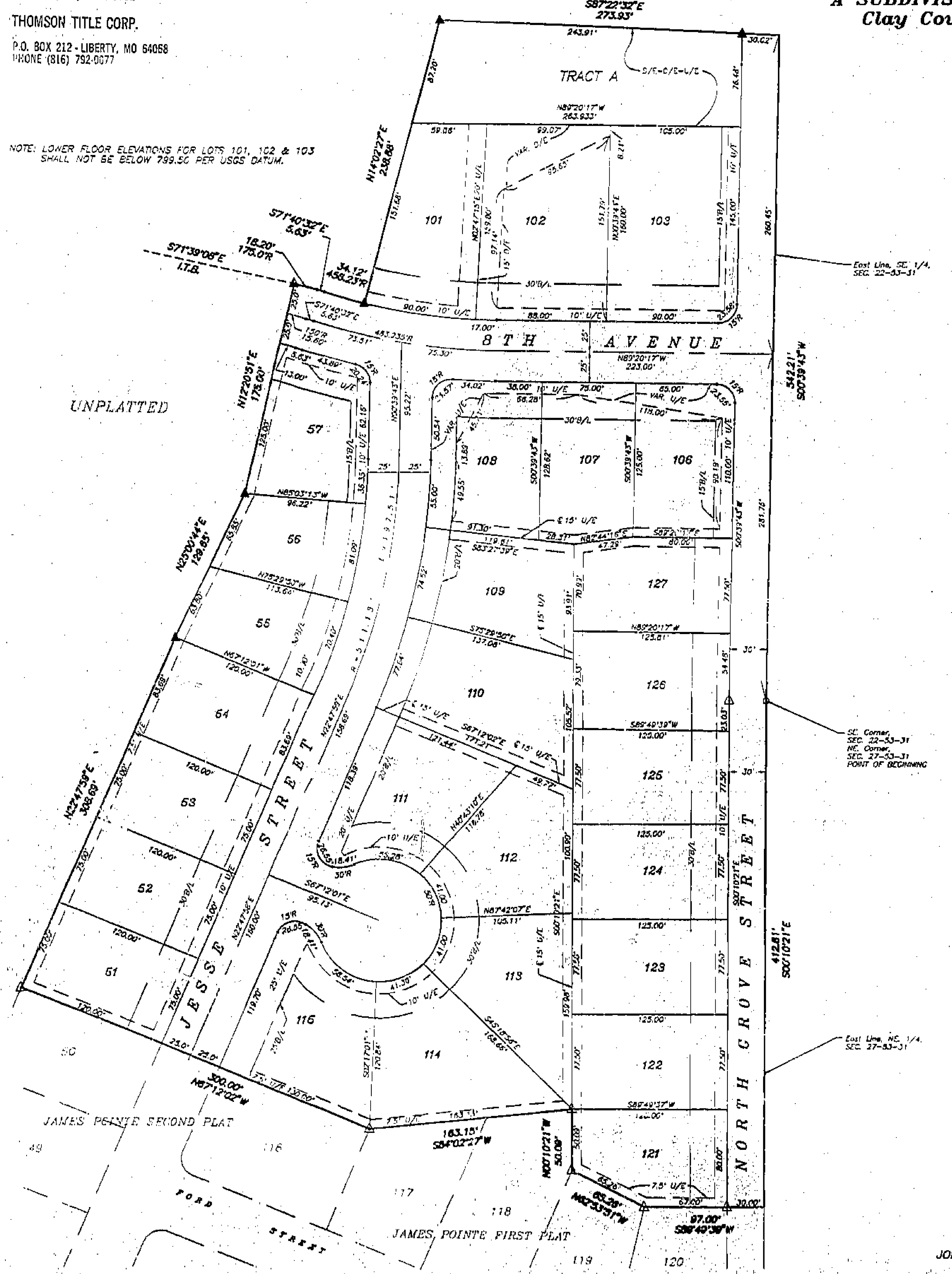
JAMES POINTE THIRD PLAT

A SUBDIVISION IN KEARNEY
Clay County, Missouri

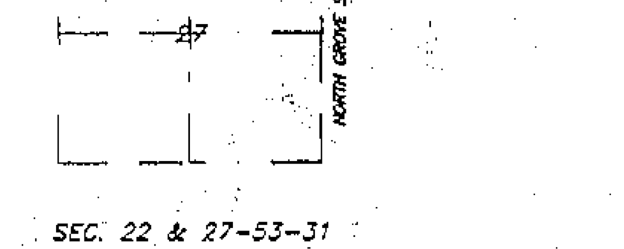
Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732

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

NOTE: LOWER FLOOR ELEVATIONS FOR LOTS 101, 102 & 103 SHALL NOT BE BELOW 799.50 PER USGS DATUM.



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



SEC. 22 & 27-53-31
Location Map

DESCRIPTION: All that part of the Southeast Quarter of Section 22 and all that part of the Northeast Quarter of Section 27, Township 53, Range 31 in the City of Kearney, Clay County, Missouri, described as follows: Beginning at the Northeast corner of said Section 27; thence South 0 degrees 10 minutes 21 seconds East along the East line of the Northeast Quarter of said Section 27, a distance of 412.81 feet to the Northeast corner of JAMES POINTE FIRST PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri; thence South 89 degrees 49 minutes 39 seconds West along the Northerly line of Lot 120 of said JAMES POINTE FIRST PLAT and its Easterly prolongation thereof, a distance of 97.0 feet to the Northeasterly corner of Lot 119 of said JAMES POINTE FIRST PLAT; thence North 62 degrees 53 minutes 51 seconds West along the Northerly line of said Lot 119, a distance of 55.28 feet to the most Easterly corner of Lot 118, of said JAMES POINTE FIRST PLAT; thence North 0 degrees 10 minutes 21 seconds West along the Easterly line of said Lot 118, a distance of 50.09 feet to the most Northerly corner of said Lot 118; thence South 84 degrees 02 minutes 27 seconds West along the Northerly line of Lots 118 and 117 of said JAMES POINTE FIRST PLAT, a distance of 163.15 feet to the Northeasterly corner of Lot 116, JAMES POINTE SECOND PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri; thence North 87 degrees 12 minutes 02 seconds West along the Northeasterly line of Lot 116, its Northwesterly prolongation, and Lot 50, both of said JAMES POINTE FIRST PLAT, a distance of 300.0 feet to the Northwesterly corner of said JAMES POINTE SECOND PLAT; thence North 22 degrees 47 minutes 59 seconds East, a distance of 308.69 feet; thence North 25 degrees 00 minutes 44 seconds East, a distance of 129.65 feet; thence North 12 degrees 20 minutes 51 seconds East, a distance of 175.0 feet; thence Southeasterly along a curve to the right, having an initial tangent bearing of South 71 degrees 39 minutes 08 seconds East and a radius of 175.0 feet, an arc distance of 18.20 feet; thence South 71 degrees 40 minutes 32 seconds East, a distance of 5.63 feet; thence Southeasterly along a curve to the left, being tangent to the last described course and having a radius of 458.23 feet, an arc distance of 34.12 feet; thence North 14 degrees 02 minutes 27 seconds East, a distance of 238.88 feet; thence South 87 degrees 22 minutes 32 seconds East, a distance of 273.92 feet to a point on the East line of the Southeast Quarter of said Section 22; thence South 0 degrees 39 minutes 43 seconds West along the East line of the Southeast Quarter of said Section 22, a distance of 542.21 feet to the point of beginning of the tract of land herein described. The above described tract of land contains 9.09 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "JAMES POINTE 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 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: ROBERTSON PROPERTIES, INC., a Missouri Corporation, has by the 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 21st day of April, 1993.

ROBERTSON PROPERTIES, INC.

James D. Robertson, President

Dan Ewing, Secretary

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

On this 21st day of April, 1993, before me appeared James D. Robertson to me personally known who being by me duly sworn did say that he is President of ROBERTSON PROPERTIES, INC. and that the seal affixed to this instrument is the corporate seal of said ROBERTSON PROPERTIES, INC. and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said James D. Robertson acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: Feb. 4 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. 602-93 duly authenticated as passed this 19th day of April, 1993.

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
PHONE (816) 792-0077

I hereby certify that the plat of JAMES POINTE 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 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: 4/21/93

SAM A. AYLETT, L.S.

SAM ANTHONY AYLETT NUMBER — REGISTERED LAND SURVEYOR — STATE OF MISSOURI

Prepared For:
ROBERTSON PROPERTIES, INC.
P.O. BOX 165
LIBERTY, MISSOURI 64068

JOB NUMBER 26071
26071FPA.DWG

8/5/93 9M Plat Cab D

MOCKINGBIRD MEADOW FIRST PLAT
EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

HANDS • FARROW • WEISKIRCH ENGINEERS
200½ NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5000

Job No.	1441
Scale:	Noted
Date:	5-14-93
Drawn:	FJS/CDF
Ch'kd:	
Apprd:	
Revisions:	
Sheet No.	1 of 1

Clay County, Missouri Land Survey Document
http://www.ClayCoGov.com