Clay County, Missouri
Land Survey Document

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L 92434 OCT 2 2 1993

Sheet No. 1 of 2

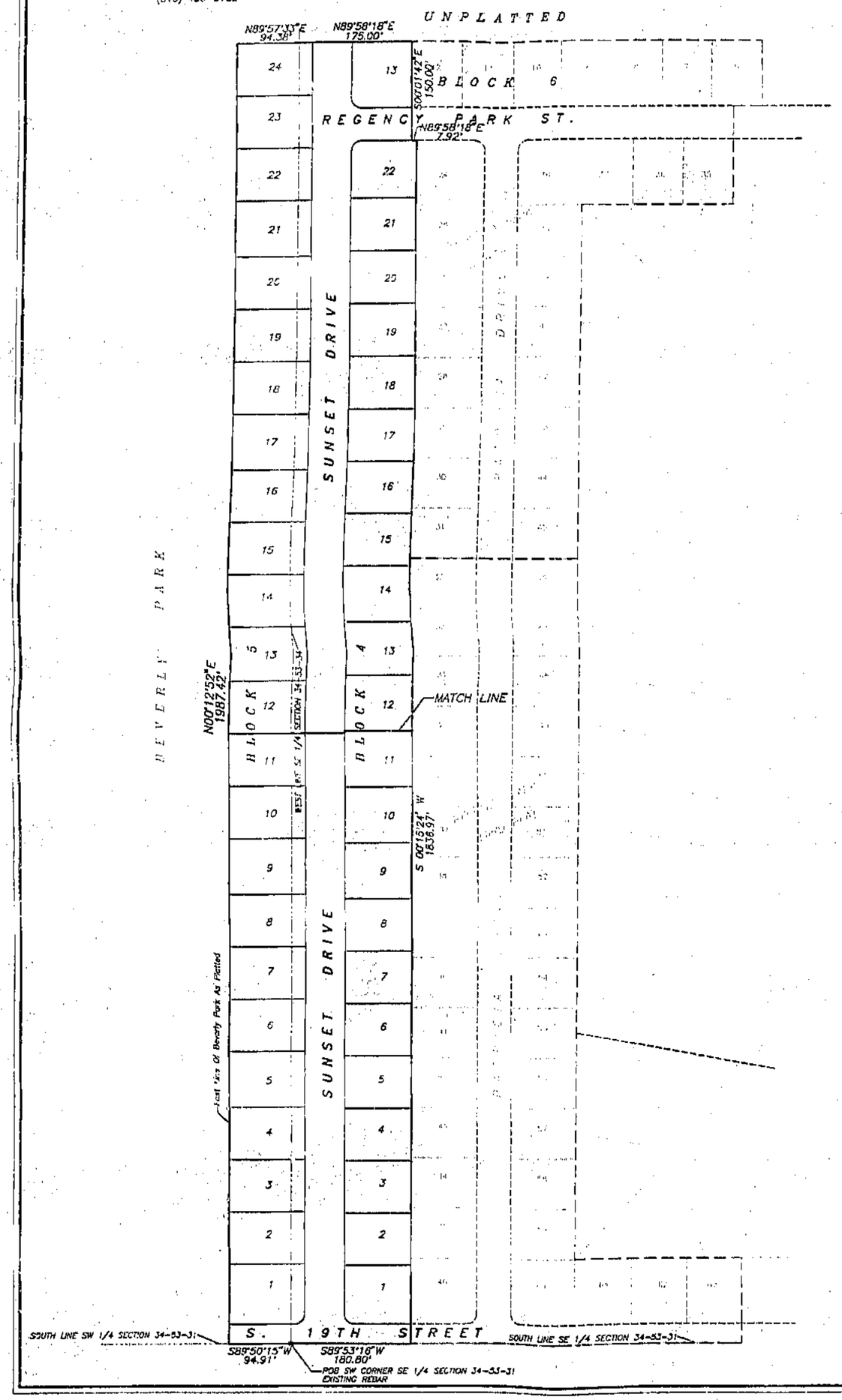
Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732

REGENCY PARK FIFTH PLAT

A SUBDIVISION IN KEARNEY
Clay County, Missouri

93 OCT 22 PM 1:32 0
Book 0 Page 31
RECORDER OF DEEDS
By Margaret Lowe Deputy

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



SCALE: 1"=100'
100 50 0 100

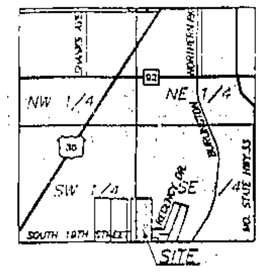
LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement

▲ Denotes Existing Monument

△ Denotes Monument to be set after construction of Utilities and Streets.

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

○ Denotes Existing Bar



Location Map
SEC.34-53-31

DESCRIPTION: All that part of the South one half of Section 34, township 53, Range 31 in the City of Kearney, Clay County, Missouri, described as follows: Beginning at the South Quarter corner of said Section 34; thence South 89 degrees 50 minutes 13 seconds West along the South line of the Southwest Quarter of said Section 34, a distance of 94.91 feet to the Southerly prolongation of the East line of BEVERLY PARK, a subdivision of land in the City of Kearney, Clay County, Missouri; thence North 0 degrees 12 minutes 52 seconds East along the East line of said BEVERLY PARK and its Southerly prolongation thereof, a distance of 1987.42 feet; thence North 89 degrees 57 minutes 33 seconds East, a distance of 94.38 feet to the West line of the Southeast Quarter of said Section 34; thence North 89 degrees 58 minutes 18 seconds East, a distance of 175.0 feet to the Northwest corner of Lot 12, Block 6, REGENCY PARK FOURTH PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri; thence South 0 degrees 01 minutes 42 seconds East along the West line of said Lot 12 and its Southerly prolongation thereof, a distance of 150.0 feet to the Southerly right of way line of Regency Park Street; thence North 89 degrees 58 minutes 18 seconds East along said right of way, a distance of 7.92 feet to the Northwest corner of Lot 24, Block 4 of said REGENCY PARK FOURTH PLAT; thence South 0 degrees 15 minutes 24 seconds West along the West line of said REGENCY PARK FOURTH PLAT and REGENCY PARK THIRD PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri, a distance of 1618.97 feet to 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 180.80 feet to the point of beginning. Said tract contains 12.50 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 "REGENCY PARK FIFTH 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 power 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 thereon 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: The undersigned proprietors have hereunto set their hands this 5th day of October, 1993.

Gary L. Couchman
Gary L. Couchman

Patricia S. Couchman
Patricia S. Couchman

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

On this 5th day of October in the year 1993, 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 as their free act and deed.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires: 10-2-96

Jean L. Ellis
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. 619-93 duly authenticated as passed this 5th day of October, 1993.

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

MAYOR

CITY CLERK

Clay County Title Co. 11/2/93

I hereby certify that the plat of REGENCY PARK FIFTH 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 in the Platting of subdivisions to the best of my professional knowledge and belief.

SAM ANTHONY AYLETT MUNGER 5-2074 LICENSED LAND SURVEYOR

DATE: 9/30/93

AYLETT, PLS-2074

JOB NUMBER
26878

26878PA

Prepared For:
GARY COUCHMAN
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KEARNEY, MISSOURI
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C/O GARY COUCHMAN

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