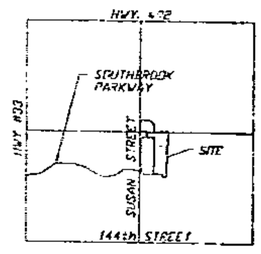
Clay County, Missouri
Land Survey Document

H 16314

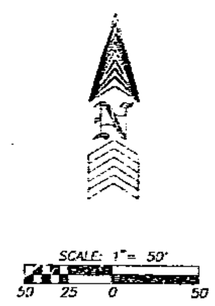
Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
237 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732

SOUTHBROOK 17TH PLAT

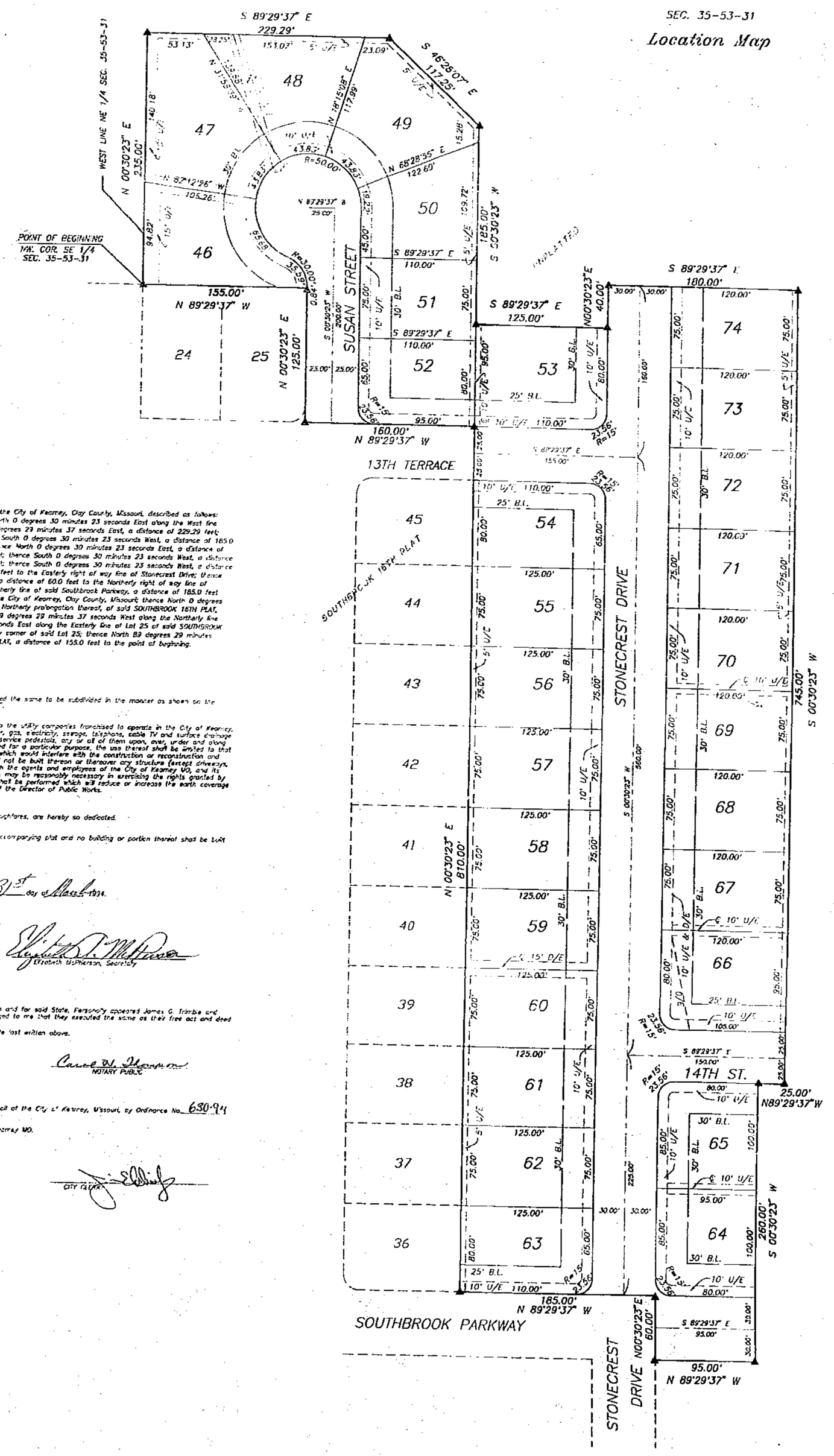
A SUBDIVISION IN KEARNEY
Clay County, Missouri



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 Monument to be set after construction of Utilities and Streets
● Denotes 1/2" Rebar to be Set with Plastic Caps #2014
○ Denotes Existing Bar



DESCRIPTION: All that part of the East one half of Section 35, Township 53, Range 31 in the City of Kearney, Clay County, Missouri, described as follows: Beginning at the Northwest corner of the Southeast Quarter of said Section 35; thence North 0 degrees 30 minutes 23 seconds East along the West line of the Northeast Quarter of said Section 35, a distance of 235.0 feet; thence South 89 degrees 29 minutes 37 seconds East, a distance of 229.29 feet; thence South 46 degrees 28 minutes 07 seconds East, a distance of 117.25 feet; thence South 0 degrees 30 minutes 23 seconds West, a distance of 185.0 feet; thence South 89 degrees 29 minutes 37 seconds East, a distance of 125.0 feet; thence North 0 degrees 30 minutes 23 seconds East, a distance of 40.0 feet; thence South 89 degrees 29 minutes 37 seconds East, a distance of 180.0 feet; thence South 0 degrees 30 minutes 23 seconds West, a distance of 745.0 feet; thence North 89 degrees 29 minutes 37 seconds West, a distance of 25.0 feet; thence South 0 degrees 30 minutes 23 seconds West, a distance of 260.0 feet; thence North 89 degrees 29 minutes 37 seconds West, a distance of 95.0 feet to the Easterly right of way line of Stonecrest Drive; thence North 0 degrees 30 minutes 23 seconds West along the Easterly line of Stonecrest Drive, a distance of 60.0 feet to the Northerly right of way line of Southbrook Parkway; thence North 89 degrees 29 minutes 37 seconds West along the Northerly line of said Southbrook Parkway, a distance of 185.0 feet to the Southeasterly corner of Lot 36, SOUTHBROOK 16th PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri; thence North 0 degrees 30 minutes 23 seconds East along the Easterly line of Lots 36 thru 45, inclusive, and its Northerly prolongation thereof, of said SOUTHBROOK 16TH PLAT, a distance of 810.0 feet to the Northerly right of way line of 19th Street; thence North 89 degrees 29 minutes 37 seconds West along the Northerly line of said 19th Street, a distance of 160.0 feet; thence North 0 degrees 30 minutes 23 seconds East along the Easterly line of Lot 25 of said SOUTHBROOK 16TH PLAT and its Southerly prolongation thereof, a distance of 125.0 feet to the Northerly corner of said Lot 25; thence North 89 degrees 29 minutes 37 seconds West along the Northerly line of Lots 25 and 24 of said SOUTHBROOK 16TH PLAT, a distance of 155.0 feet to the point of beginning. Said tract contains 8.60 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 "SOUTHBROOK 17TH 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: The undersigned proprietors have hereunto set their hands this 31st day of March 1994.

GREENFIELD FARMS, INCORPORATED

James G. Trimble, President

Elizabeth McPherson, Secretary

STATE OF MISSOURI }
COUNTY OF CLAY } ss

On this 31st day of March, in the year 1994, before me a Notary Public in and for said State, Personally appeared James G. Trimble and Elizabeth McPherson, 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: Oct 95

CAROL H. THOMPSON
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. OCT. 8, 1995

Carol H. Thompson
NOTARY PUBLIC

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. 630-94 duly authenticated as passed this 11th day of April, 1994.

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 17TH 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 Missouri Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board of Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the practice of engineering and the placing of subdivisions to the best of my professional knowledge.

DATE: 3-31-94

AYLETT, LS-2014

JOB NUMBER
27181

Prepared For:
GREENFIELD FARMS INC.
3000 NE. BROOKTREE LANE
GLADSTONE, MISSOURI 64119

http://www.ClayGoGov.com