Clay County, Missouri
Land Survey Document

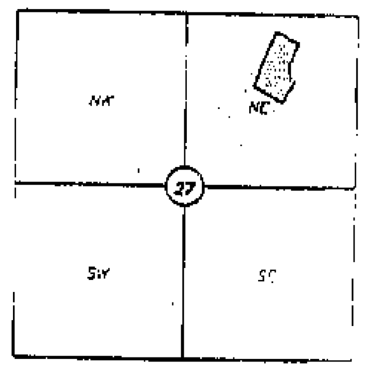
JAMES POINTE FIFTH PLAT

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

M 32684 SEP 8 1994

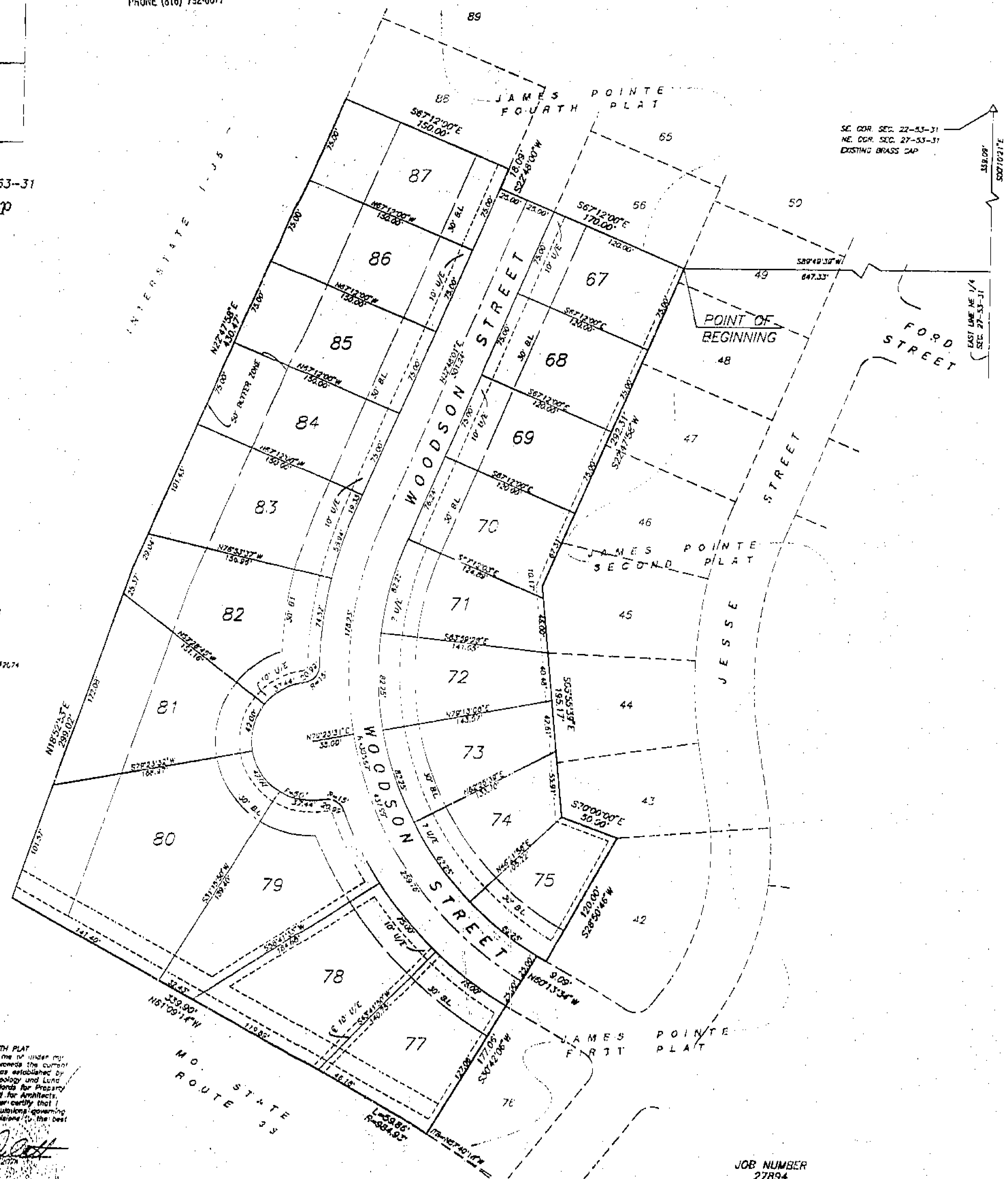
THOMSON TITLE CORP.
P.O. BOX 212 - LIBERTY, MO 64068
PHONE (816) 792-0077



NE. 1/4 OF SEC. 27-53-31
Location Map

SCALE: 1"= 50'

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 Cube #7074
○ Denotes Existing Bar



DESCRIPTION: 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: Commencing 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 359.09 feet; thence South 89 degrees 49 minutes 39 seconds West, a distance of 647.33 feet to the point of beginning of the tract of land herein to be described. Said point being on the Westerly line of Lot 49, JAMESPOINTE SECOND PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri, also, said point being the Southeasterly most corner of Lot 66, JAMESPOINTE FOURTH PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri; thence South 22 degrees 47 minutes 58 seconds West along the Northwesterly line of Lots 49, 48, 47, 46 and 45, of said JAMESPOINTE SECOND PLAT, a distance of 292.31 feet to an angle point on the Westerly line of Lot 45, of said JAMESPOINTE SECOND PLAT; thence South 05 degrees 55 minutes 39 seconds East along the Westerly line of Lots 45, 44 and 43, of said JAMESPOINTE SECOND PLAT, a distance of 195.17 feet to an angle point on the Westerly line of said Lot 43; thence South 70 degrees 00 minutes 00 seconds East along the Southwesterly line of said Lot 43, a distance of 50.00 feet to the Northwesterly most corner of Lot 42, JAMESPOINTE FIRST PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri; thence South 28 degrees 50 minutes 46 seconds West along the Westerly line of said Lot 42, a distance of 120.00 feet to the Southwesterly most corner of said Lot 42. Said point being on the Northeasterly right of way of Frank Street; thence North 60 degrees 13 minutes 34 seconds West along the Northeasterly right of way of Frank Street, a distance of 9.09 feet; thence South 30 degrees 42 minutes 06 seconds West along the Northwesterly line of Lot 76 of said JAMESPOINTE FIRST PLAT and the Northwesterly prolongation thereof, a distance of 177.06 feet to the Westerly most corner of Lot 76, of said JAMESPOINTE FIRST PLAT. Said point being on the Northeasterly right of way of Missouri State Route # 33; thence Northwesterly along a curve to the left, having an initial tangent bearing of North 57 degrees 40 minutes 18 seconds West, a radius of 984.93 feet, an arc distance of 59.86 feet; thence North 81 degrees 09 minutes 14 seconds West along the Northeasterly right of way of Missouri State Route # 33, a distance of 339.00 feet to the Easterly right of way of Interstate 35; thence North 18 degrees 52 minutes 53 seconds East along the Easterly right of way of Interstate 35, a distance of 299.02 feet; thence North 22 degrees 47 minutes 58 seconds East along the Easterly right of way of Interstate 35, a distance of 430.47 feet to the Southwesterly most corner of Lot 88, of said JAMESPOINTE FOURTH PLAT; thence South 67 degrees 12 minutes 00 seconds East along the Southwesterly line of said Lot 88, a distance of 150.00 feet to the Southeasterly most corner of said Lot 88. Said point being on the Westerly right of way of Woodson Street; thence South 22 degrees 48 minutes 00 seconds West along the Westerly right of way of Woodson Street, a distance of 18.09 feet; thence South 67 degrees 12 minutes 00 seconds East along the Southwesterly line of Lot 66, of said JAMESPOINTE FOURTH PLAT and the Northwesterly prolongation thereof, a distance of 170.00 feet to the point of beginning. The above described tract of land contains 5.3 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described herein 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 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 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 29th day of August, 1994.

ROBERTSON PROPERTIES, INC.

James D. Robertson, President

Dee Ewing, Secretary

STATE OF MISSOURI }ss.
COUNTY OF CLAY }

On this 29th day of August, 1994, 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: 6-13-96

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. 635-94 duly authenticated as passed this 4th day of April, 1994.

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

MAYOR

CITY CLERK

I hereby certify that the plat of JAMES POINTE 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 and Missouri Standards for Property Boundary Surveys, adopted by the Missouri Board for 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 platting of subdivisions to the best of my professional knowledge and belief.

DATE: 8-29-94

JOB NUMBER
27894
27894FPA.DWG

By Mary Manuel Deputy

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

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http://www.ClayCoGov.com