Clay County, Missouri
Land Survey Document

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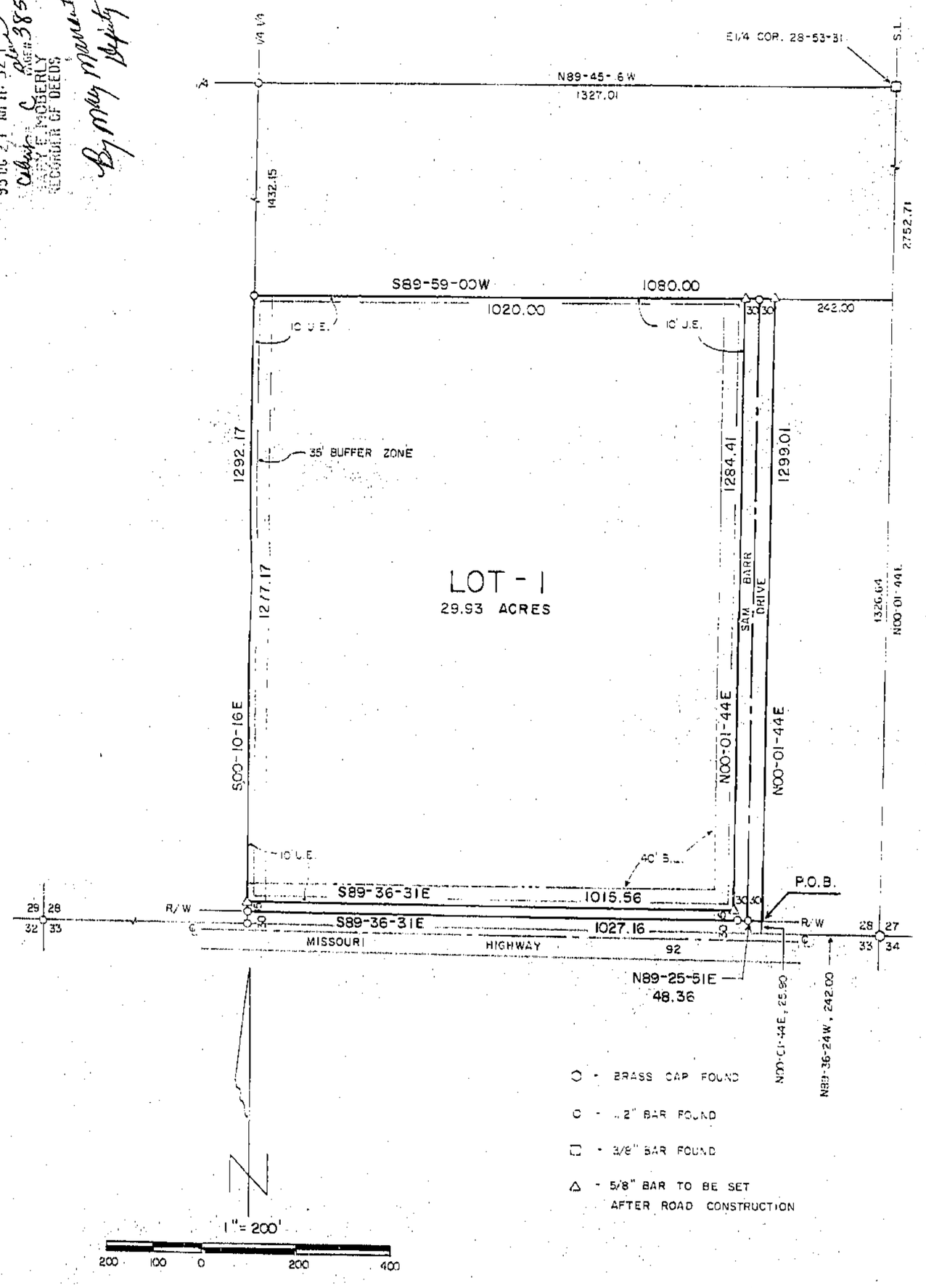
75230 OCT 27 1995

PLATTE - CLAY PROPERTIES

FINAL PLAT

STATE OF MO.
CLAY COUNTY
CERTIFY INSTR. REC'D
95 OC 27 AM 11: 32
Book C Page 385
BETTY E. MOBERLY
RECORDER OF DEEDS
By Mary Moment Deputy



DESCRIPTION

That portion of the SE¼ of the SE¼ of Section 28, T53N, R31W of the 5th P.M., City of Kearney, Clay County, Missouri, described as follows: Beginning at a point on the North right of way line of Missouri Highway 92 that is N00-01-44E, 25.90 feet from a point on the South line of said SE¼, SE¼ that is N89-36-24W, 242.00 feet from the SE corner of said Section 28; thence N00-01-44E, 1299.01 feet; thence S89-59-00W, 1080.00 feet to the West line of said SE¼, SE¼; thence S00-10-16E, 1292.17 feet along said West line to said r.o.w. line; thence S89-36-31E, 1027.16 feet along said r.o.w. line; thence N89-25-51E, 48.36 feet along said r.o.w. line to the point of beginning. Said portion contains 32.06 acres and is subject to all easements and restrictions of record.

DEDICATION

EASEMENTS: An easement is hereby granted to the City of Kearney, Clay County, Missouri, and to the utility companies franchised to operate in the City of Kearney, 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 to 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 and its franchised utilities from going upon said easement and as much of the adjoining land 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 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: The streets shown on this plat and heretofore not 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 buildings or portion thereof shall be built between this line and the street line.

The undersigned proprietors of the described tract have caused the same to be subdivided as shown on this plat, which subdivision shall be known as PLATTE-CLAY PROPERTIES and shall consist of one (1) lot.

In testimony whereof, Harold S. Hamilton, President; R. L. Kramer, Secretary, of Platte-Clay Properties, Medford Barr Hardesty, Gerald David Barr, and Louis & Betsy Gail (Barr) Klesath, husband & wife, have subscribed their names this 15th day of September, 1995.

Harold S. Hamilton Jr. — Harold S. Hamilton
R. L. Kramer — R. L. Kramer
Medford Barr Hardesty — Medford Barr Hardesty
Gerald David Barr — Gerald David Barr
Louis Klesath — Louis Klesath
Betsy Gail Barr Klesath — Betsy Gail (Barr) Klesath

Be it remembered that on this 15th day of September, 1995, before me, a notary public in and for said County and State, personally appeared the above persons, who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

STATE OF MISSOURI)
COUNTY OF Clay)
CHERYL J. CHANDLER
NOTARY PUBLIC, STATE OF MISSOURI
COUNTY OF CLAY-SION
MY COMMISSION EXPIRES JULY 5, 1997
Expires: 7/5/97

Cheryl J Chandler
Notary Public

APPROVALS AND ACCEPTANCES

This is to Certify that the foregoing plat of PLATTE-CLAY PROPERTIES was duly submitted to and approved by the Council of the City of Kearney, Clay County, Missouri, by Ordinance # 677-95 duly authenticated as passed this 2nd day of October, 1995.

Mayor, City of Kearney
Clerk, City of Kearney

NOTES

1. Record Reference is Book 2402 Pages 359 to 363.
2. Survey Classification is "A".
3. Bearing System is assumed.

BUFFER ZONE: An open and unpaved ground area around the perimeter of a tract landscaped or planted so as to provide an attractive green space, having a grade not exceeding 2:1 and a width of not less than thirty-five (35) feet. Parking is not allowed in a buffer zone, except as otherwise provided herein. Each buffer zone shall be maintained by the owner thereof in accordance with applicable laws and codes without expense to the City of Kearney, MO.

STATE OF MISSOURI
TERRY M. McCANLESS
NUMBER LS-2143
REGISTERED LAND SURVEYOR

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Missouri and this survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors. (10 CSR 30-6.010)

Date 9-12-95 Signed: Terry M. McCanless MO. REG. NO. 2143

11/7/95 gm
Cab C

M & M LAND SURVEYING SERVICE, INC.
P.O. BOX 03, RICHMOND, MO 64085
816/776-6343

SURVEY FOR: PLATTE - CLAY PROPERTIES
PLATTE CITY, MO.

9-1-1995	94-150	1"= 200'	RE	95-4653