Clay County, Missouri
Land Survey Document

27-53-31
95-9-37591-1
37591FNL.DWG

H 82949

JAN 10 1996

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Recorded & Filed
RECORDER OF DEEDS
By Mary Mercant Deputy

" FRONTAGE ADDITION "

A SUBDIVISION OF LAND, IN KEARNEY, CLAY COUNTY, MISSOURI.

DESCRIPTION: ALL THAT PART OF THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 53, RANGE 31, IN CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 0°-19'-05" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 74.62 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY NO. 92, AS NOW ESTABLISHED; THENCE SOUTH 89°-32'-11" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 4.80 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 89°-32'-11" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET; THENCE NORTH 83°-20'-19" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A 201.58 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE NO. 35, AS NOW ESTABLISHED; THENCE NORTH 12°-05'-59" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE ROUTE NO. 35, A DISTANCE OF 281.75 FEET; THENCE NORTH 89°-32'-11" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 361.55 FEET; THENCE SOUTH 3°-53'-14" WEST, A DISTANCE OF 100.30 FEET; THENCE SOUTH 89°-32'-11" WEST, A DISTANCE OF 175.22 FEET; THENCE SOUTH 0°-27'-49" EAST, A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 78,979 SQUARE FEET OR 1.813 ACRES, MORE OR LESS.

DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "FRONTAGE ADDITION".

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 LOT LINE NEAREST THERETO.

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF KEARNEY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE A WATER MAIN UPON, OVER, OR UNDER THAT AREA OUTLINED OR DESIGNATED UPON THIS PLAT AS "WATER MAIN EASEMENT.

THE BEARINGS AND COORDINATES IN METERS SHOWN HEREON ARE BASED ON STATION C-59, 1993 USING A GRID FACTOR OF 0.9999680.

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS OF THE ABOVE TRACT OF LAND HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 21st DAY OF December, 1995

CECIL LOVETT ASSOCIATES, INC.

CECIL W. LOVETT, PRESIDENT

ATTEST: TERESA BRENT, SECRETARY

STATE OF MISSOURI }
COUNTY OF CLAY } S.S.

ON THIS 21st DAY OF December, 1995, BEFORE ME APPEARED CECIL W. LOVETT, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS PRESIDENT OF CECIL LOVETT ASSOCIATES, INC., A MISSOURI CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY THE AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID CECIL W. LOVETT ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

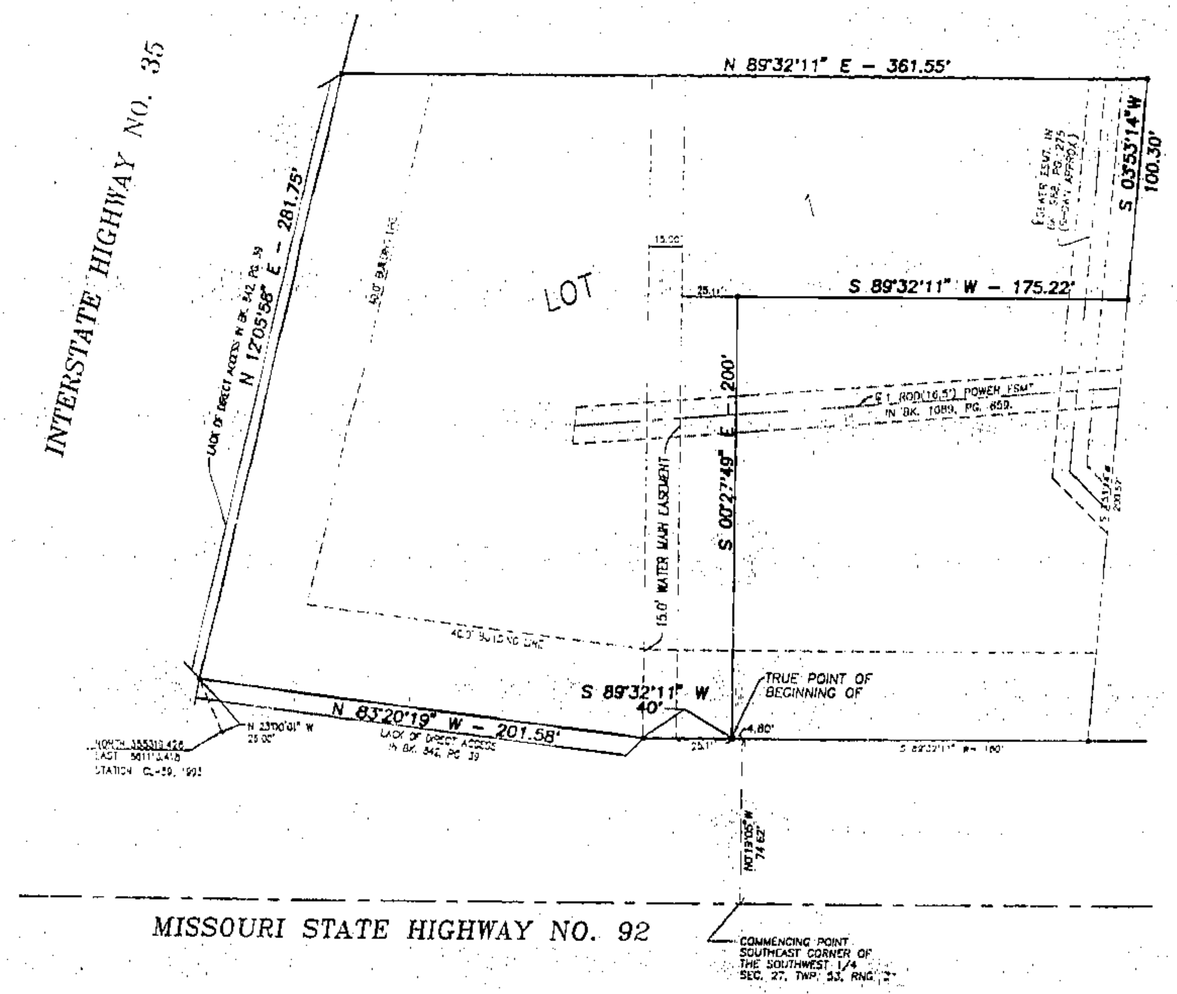
MY COMMISSION EXPIRES 5/1/97 — NOTARY PUBLIC — JOAN H. LEDIKE, PRINT NAME

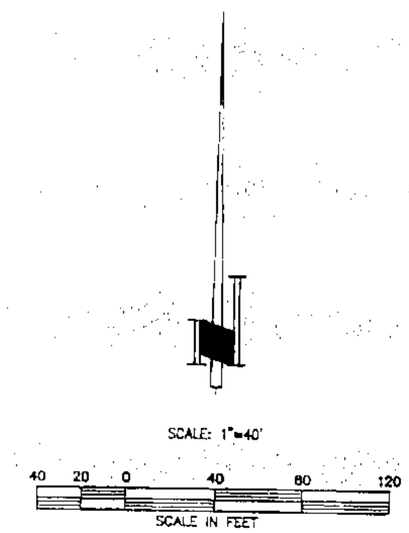
COUNCIL

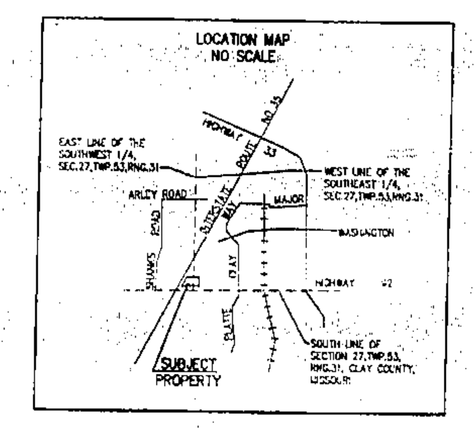
THIS IS TO CERTIFY THAT THE FOREGOING PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF THE CITY OF KEARNEY, MISSOURI BY ORDINANCE NO. 65-95 DULY AUTHENTICATED AS PASSED THIS 4th DAY OF December, 1995

WITNESS THE HAND OF THE UNDERSIGNED MAYOR AND CITY CLERK AND THE SEAL OF SAID CITY OF KEARNEY, MISSOURI

MAYOR — CITY CLERK







SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAT 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 URBAN PROPERTY BOUNDARY SURVEYS OF THE MISSOURI BOARD FOR ARCHITECTS, ENGINEERS AND LAND SURVEYORS.

DATE Dec. 20, 1995 BY JAMES E. ANDERSON, MISSOURI REGISTERED LAND SURVEYOR NO. 1726

1/17/96 gm
Calc
Slides

PREPARED BY:

ANDERSON SURVEY COMPANY
6412 EAST 67TH STREET
KANSAS CITY, MISSOURI 64133
(816) 361-5555

APP.
CK.
P.C.
DRN. WEL

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http://www.ClayCoGov.com