Clay County, Missouri
Land Surveyor Document

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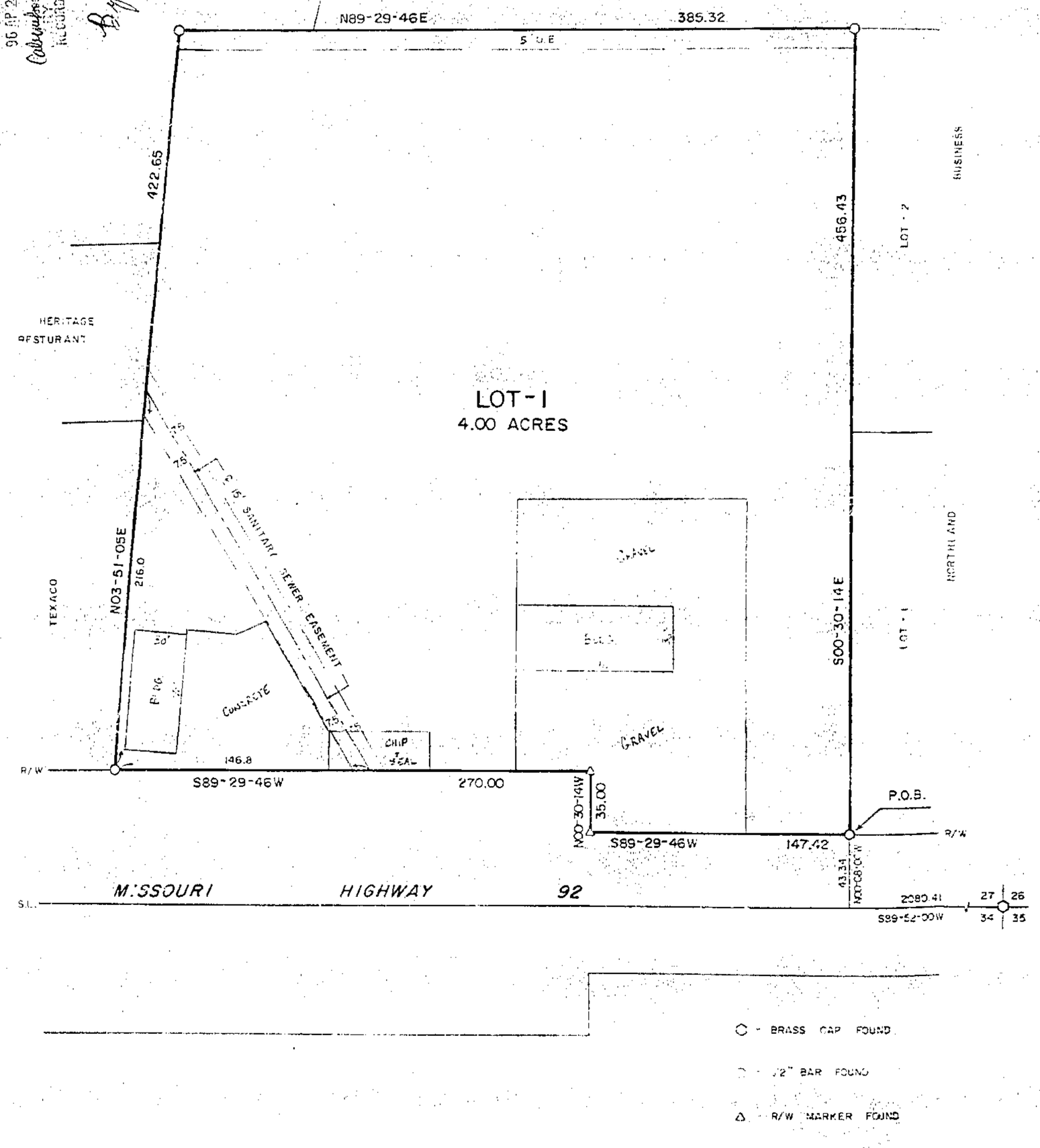
M 95291 APR 24 1996

THOMSON TITLE CORP.
(816) 792-0074

# NORTH-WOOD ADDITION

## FINAL PLAT

STATE OF MO.
CLAY COUNTY
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE
96 AP 24 AM 9:16
Catherine C. Carpenter
RECORDER OF DEEDS
BOOK 1455 PAGE 389
By Mary Maynard Deputy




○ - BRASS CAP FOUND

□ - 1/2" BAR FOUND

△ - R/W MARKER FOUND

1" = 50'

50 25 0 50 100

DESCRIPTION

That portion of the SW¼ of Section 27, T53N, R31W of the 5th P.M., City of Kearney, Clay County, Missouri, described as follows: Commencing at the SE corner of said Section 27; thence S89-12-00W, 2080.41 feet along the South line of said SE¼; thence N00-08-00W, 43.34 feet to the North right of way line of Missouri Highway 92 and the point of beginning of the land herein described; thence S89-29-46W, 147.42 feet along said r.o.w. line; thence N00-30-14W, 35.00 feet along said r.o.w. line; thence S89-29-46W, 270.00 feet along said r.o.w. line; thence N03-51-05E, 72.65 feet; thence N89-29-46E, 385.32 feet; thence S00-30-14E, 456.43 feet to the point of beginning. Said portion contains 4.00 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.

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 NORTH-WOOD ADDITION and shall consist of one (1) lot.

In testimony whereof, Billy G. & Ruth Ann Wood, husband & wife, have subscribed their names this 15th day of January, 1996.

Billy G. Wood — Ruth Ann Wood

Be it remembered that on this 15th day of Jan., 1996, 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 ) My Commission expires: 3/11/97 — Notary Public

APPROVALS AND ACCEPTANCES

This is to Certify that the foregoing plat of NORTH-WOOD ADDITION was duly submitted to and approved by the Council of the City of Kearney, Clay County, Missouri, by Ordinance # 685-96 and duly authenticated as passed this 15th day of January, 1996.

Mayor, City of Kearney — Clerk, City of Kearney

NOTES

1. Developer: Bill & Ruth Ann Wood, PO Box 521, Kearney, MO 64060.
2. Surveyor: Terry McCanless, PO Box 23, Richmond, MO 64085.
3. Bearings based on plat of Northland Business Center.
4. Record Reference is Book 1455 Pages 443.
5. Survey Classification is "A".

Stile Cert C 6/15/96

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. 4 CSR 30-6.020.

Date: 1-3-96 Sig. Terry M. McCanless — Terry M. McCanless MO. REG. NO. 2143

M & M LAND SURVEYING SERVICE, INC.
P.O. BOX 83, RICHMOND, MO 64085
816/776-6343

SURVEY FOR: BILL & RUTH ANN WOOD
KEARNEY, MO.

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| 1-2-1996 | 95-161 | 1" = 50' | RE | 95-4729 |