Clay County, Missouri
Land Survey Document

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N 37-15

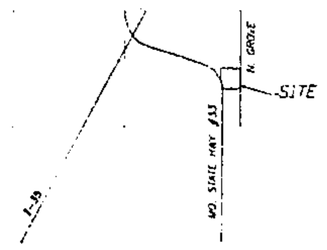
APR 5

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

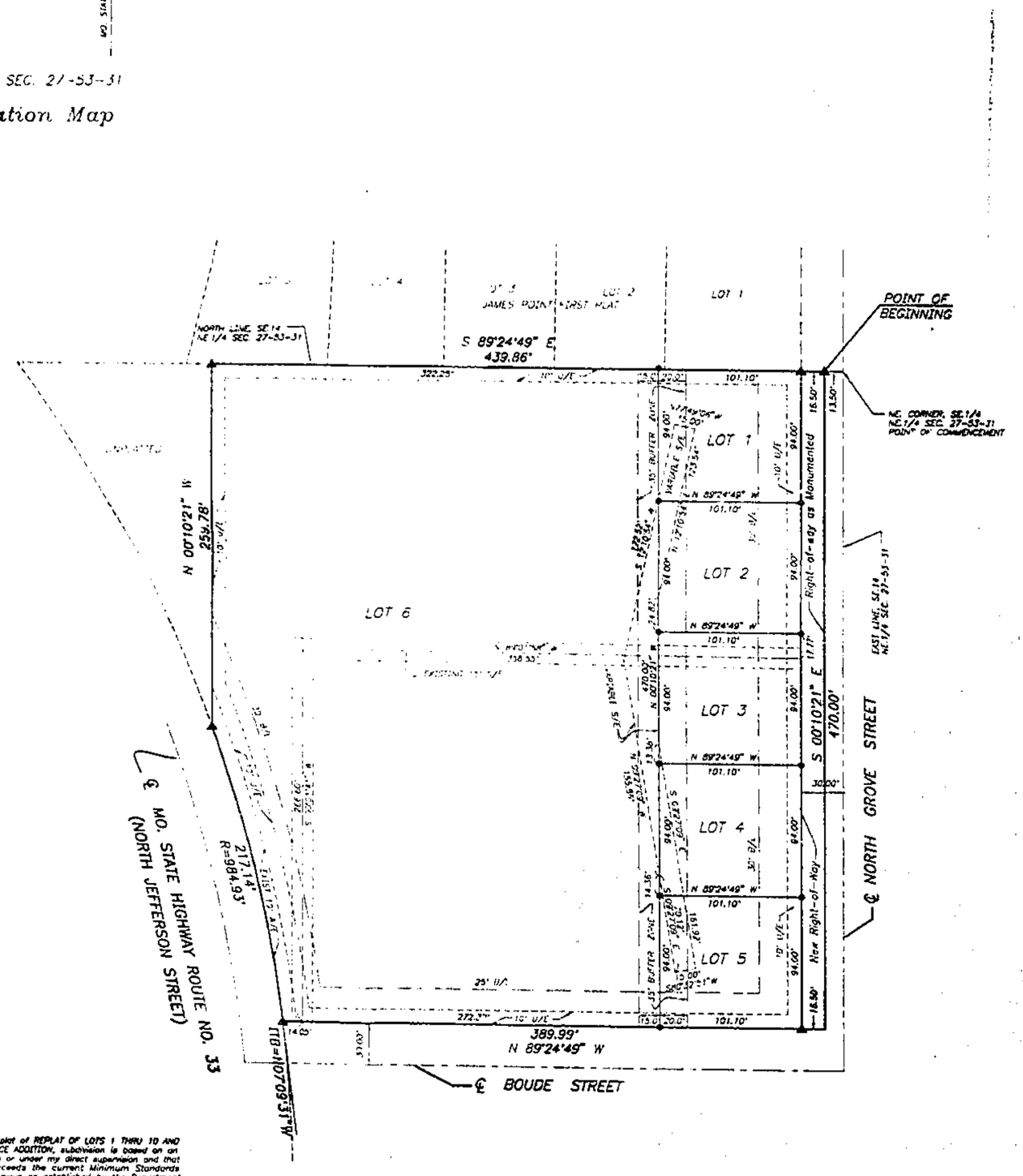
REPLAT OF LOTS 1 THRU 10 AND VACATED LEE STREET, PENCE ADDITION

A SUBDIVISION IN KEARNEY
Clay County, Missouri

STATE OF MO
CLAY COUNTY
CERTIFICATE RECD
97 APR -4 PM 2:01
Clabach, E. Pence 40
MARY ANN MOBERLY
RECORDER OF DEEDS
By May Mauzi
Deputy



Location Map



SCALE: 1" = 50'
50 25 0 50

LEGEND:

B/L = Building Line
U/E = Utility Easement
S/E = Sanitary Sewer Easement
△ Denotes Existing Monument
▲ Denotes Monument to be set after construction of Utilities and Streets.
● Denotes 1/2" Rebars to be Set with Plastic Caps #2074
○ Denotes Existing Iron

LEGAL DESCRIPTION:
All that part of Lots 1 thru 10, inclusive, "PENCE ADDITION" a subdivision of land in the City of Kearney, Clay County, Missouri, together with vacated Lee Street also being part of the Southwest Quarter of the Northeast Quarter 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 the Southeast Quarter of the Northeast Quarter of said Section 27; thence North 89 degrees 24 minutes 49 seconds West along the North line of the South 1/2 Quarter of the Northeast Quarter of said Section 27, a distance of 13.50 feet to the Point of Beginning of the tract of land herein to be described; thence South 00 degrees 10 minutes 21 seconds East and parallel with the East line of the Northeast Quarter of said Section 27, a distance of 470.00 feet to the Southeast corner of Lot 8 of said PENCE ADDITION, said being on the Northerly right-of-way line of Bloute Street; thence North 89 degrees 24 minutes 49 seconds West along the Northerly right-of-way line of said Bloute Street, a distance of 389.99 feet to the Easterly right-of-way line of Missouri State Route Number 33; thence Northwesterly along the Easterly right-of-way line of said Missouri State Route Number 33, along a curve to the left, having an initial tangent bearing of North 07 degrees 09 minutes 31 seconds West and a radius of 984.93 feet, an arc distance of 217.14 feet; thence North 00 degrees 10 minutes 21 seconds West, a distance of 259.78 feet to the North line of the Southeast Quarter of the Northeast Quarter of said Section 27, also being the South line of JAMES POINTE FIRST PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri; thence South 89 degrees 24 minutes 49 seconds East along the North line of the Southeast Quarter of the Northeast Quarter of said Section 27, also being the South line of said JAMES POINTE FIRST PLAT, a distance of 439.86 feet to the Point of Beginning. Said tract of land contains 4.61 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 "REPLAT OF LOTS 1 THRU 10 AND VACATED LEE STREET, PENCE ADDITION".

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 drives, 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 which be made or operation of any kind of 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.

BUFFER ZONE: This strip reserved for the planting of trees or shrubs by the owner or developer; the building of structures hereon is prohibited.

STREETS: Streets shown on the 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.

Any Easements shown on the recorded plat of PENCE ADDITION are hereby vacated by REPLAT OF LOTS 1 THRU 10 AND VACATED LEE STREET, PENCE ADDITION.

IN TESTIMONY WHEREOF: Robert G. Pence II and Judy L. Pence, husband and wife have subscribed their names this 17th day of March 1997.

Robert G. Pence II — Judy L. Pence

STATE OF MISSOURI }
COUNTY OF CLAY } s.s.

On this 17th day of March in the year 1997, before me a Notary Public in and for said State, Personally appeared Robert G. Pence II and Judy L. Pence, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires Nov. 26 2000

Laura A. Updike
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. 730-97 duly authenticated as passed this 3rd day of March 1997.
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 REPLAT OF LOTS 1 THRU 10 AND VACATED LEE STREET, PENCE ADDITION, 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, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all applicable ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 3-17-97 — SAM R. AYLETT PLS-2074

MISSOURI LICENSED LAND SURVEYOR

Calc & Sh 511-1149 dm

JOB NUMBER
31469

Prepared For:
Robert G. Pence II & Judy L. Pence
P.O. Box 409
Kearney, Missouri 64060

REV: 02-19-97
DATE: 01-29-97