Clay County, Missouri
Land Survey Document

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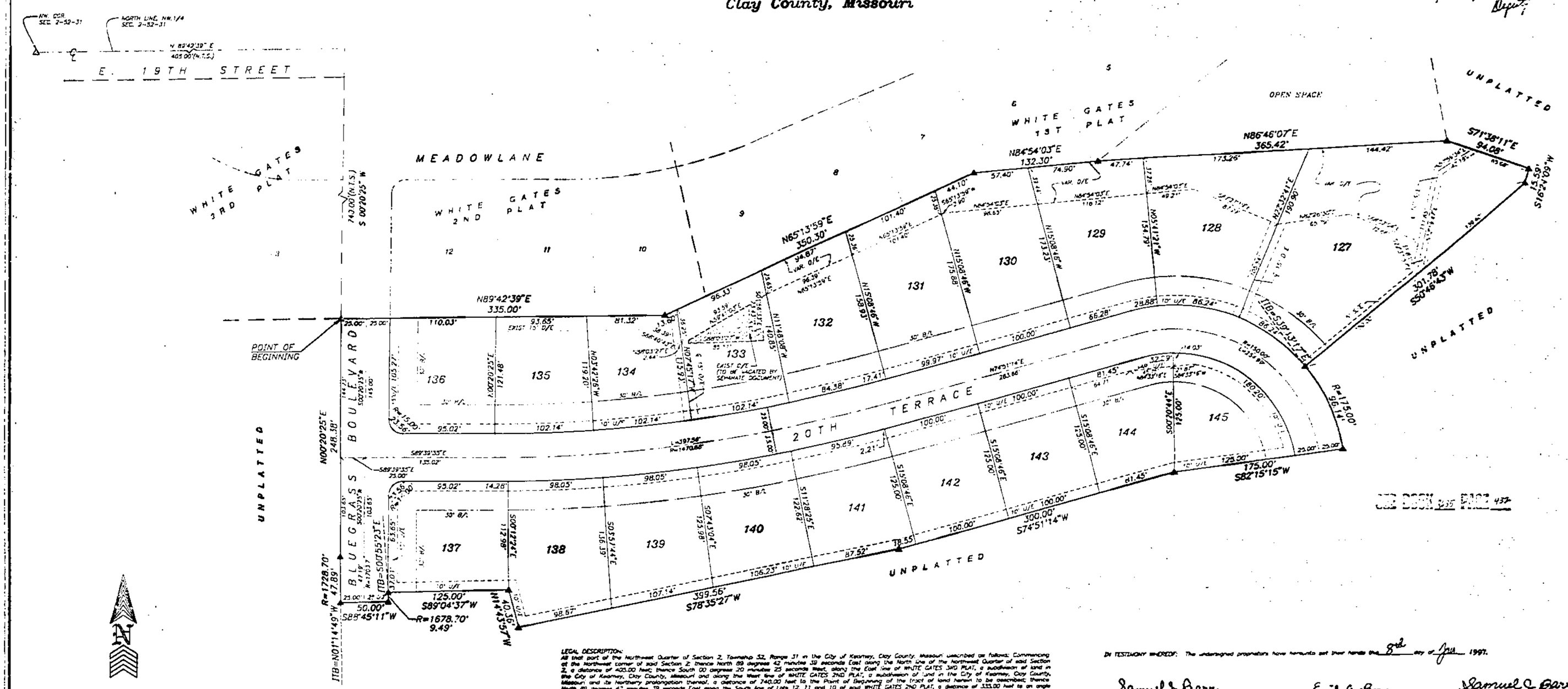
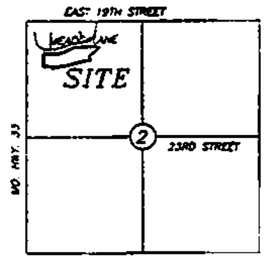
N 46331 MAY 28 1997

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

WHITE GATES 4TH PLAT

A SUBDIVISION IN THE CITY OF KEARNEY,
Clay County, Missouri





SEC. 2-52-31

Location Map

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 Caps #2034
○ Denotes Existing Bar

I hereby certify that the plat of WHITE GATES 4TH 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 Missouri 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 statutes, ordinances and regulations governing the practice of surveying to the extent they are applicable to the subdivisions to the best of my professional knowledge.

DATE: 1-8-97 KEVIN A. AYLETT, PE-2014

LEGAL DESCRIPTION:
All that part of the Northwest Quarter of Section 2, Township 52, Range 31 in the City of Kearney, Clay County, Missouri described as follows: Commencing at the Northwest corner of said Section 2; thence North 89 degrees 42 minutes 39 seconds East along the North line of the Northwest Quarter of said Section 2, a distance of 405.00 feet; thence South 00 degrees 20 minutes 25 seconds West, along the East line of WHITE GATES 3RD PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri and along the West line of WHITE GATES 2ND PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri and its Northerly prolongation thereof, a distance of 740.00 feet to the Point of Beginning of the tract of land herein to be described; thence North 89 degrees 42 minutes 39 seconds East along the South line of Lots 12, 11 and 10 of said WHITE GATES 2ND PLAT, a distance of 335.00 feet to an angle point in the Southerly line of said Lot 10; thence North 65 degrees 13 minutes 59 seconds East along the South line of said Lot 10 and along the South line of Lots 9, 8 and 7 of WHITE GATES 1ST PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri, a distance of 350.30 feet to an angle point in the Southerly line of said Lot 7; thence North 84 degrees 54 minutes 03 seconds East along the South line of Lots 7, 6 and 5 of said WHITE GATES 1ST PLAT, a distance of 132.30 feet to the Southeasterly corner of said Lot 5; thence North 86 degrees 46 minutes 07 seconds East along the Southerly line of said WHITE GATES 1ST PLAT, a distance of 365.42 feet; thence South 71 degrees 38 minutes 11 seconds East, a distance of 94.08 feet; thence South 16 degrees 24 minutes 00 seconds West, a distance of 13.59 feet; thence South 50 degrees 46 minutes 43 seconds West, a distance of 301.78 feet; thence Southwesterly along a curve to the right, having an initial tangent bearing of South 39 degrees 13 minutes 17 seconds East and a radius of 175.00 feet, an arc distance of 98.14 feet; thence South 82 degrees 15 minutes 15 seconds West, a distance of 175.00 feet; thence South 74 degrees 51 minutes 14 seconds West, a distance of 300.00 feet; thence South 78 degrees 35 minutes 27 seconds West, a distance of 399.56 feet; thence North 14 degrees 43 minutes 37 seconds West, a distance of 40.36 feet; thence South 89 degrees 04 minutes 37 seconds West, a distance of 125.00 feet; thence Southerly along a curve to the left, having an initial tangent bearing of South 00 degrees 55 minutes 23 seconds East and a radius of 1678.70 feet, an arc distance of 9.49 feet; thence South 88 degrees 45 minutes 11 seconds West, a distance of 50.00 feet; thence Northerly along a curve to the right, having an initial tangent bearing of North 01 degrees 14 minutes 49 seconds West and a radius of 1728.70 feet, an arc distance of 47.89 feet; thence North 00 degrees 20 minutes 25 seconds East, a distance of 248.38 feet to the Point of Beginning. Said tract of land contains 8.3 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 "WHITE GATES 4TH 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.

JOB NUMBER
28599

IN TESTIMONY WHEREOF: The undersigned proprietors have hereunto set their hands this 8th day of Jan 1997.

Samuel J. Barr
Samuel J. Barr

Emily A. Barr
Emily A. Barr

Samuel J. Barr, Jr.
Samuel J. Barr, Jr.

STATE OF MISSOURI
COUNTY OF CLAY ss.

On this 8th day of January in the year 1997, before me a Notary Public in and for said State, personally appeared Samuel J. Barr and Emily A. Barr, husband and wife, and Samuel J. Barr, Jr., a single person, who executed the within instrument, and acknowledged to me that they executed the same as their free act and deed.

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

My Commission Expires March 27, 2000

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. 97-96 duly authenticated as passed this 14th day of January 1997.

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

Mayor

City Clerk

Prepared For:
SAM & JACK BARR
2 VICTORY DRIVE
LIBERTY, MO. 64068