Clay County, Missouri
Land Survey Document

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N 45473

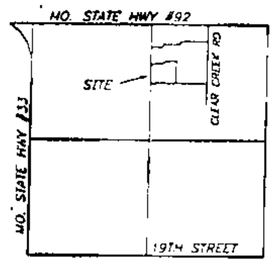
JUN 10 1997

Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 70TH STREET
GLADSTONE, MISSOURI 64118
(816) 436-0752

THOMSON TITLE CORP.
(816) 792-0077

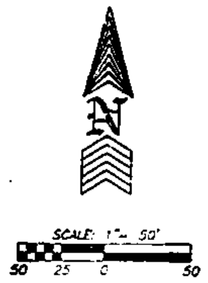
CLEAR CREEK

A SUBDIVISION IN KEARNEY
Clay County, Missouri



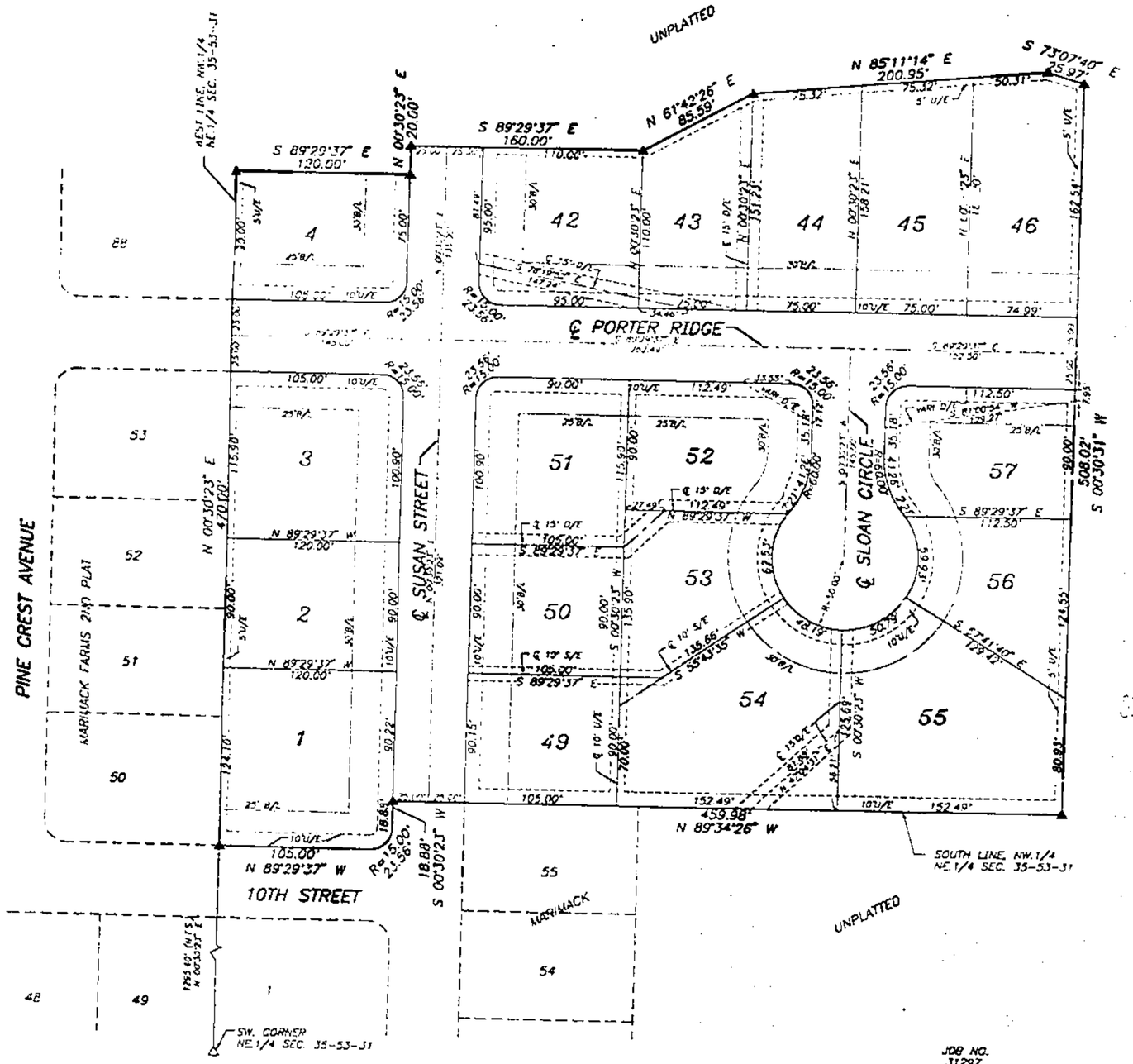
SEC. 35-53-31

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 #2074
○ Denotes Existing Bar



JOB NO. 31297
3129.PPA.DWG

LEGAL DESCRIPTION:
All that part of the Northwest Quarter of Section 35, Township 53, Range 31 in the City of Kearney, Clay County, Missouri, described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 35; thence North 00 degrees 30 minutes 23 seconds East along the West line of the Northwest Quarter of said Section 35, a distance of 1,095.40 feet to the North line of Marimack Farms 2nd Plat; thence North 89 degrees 29 minutes 37 seconds East along the North line of said Marimack Farms 2nd Plat, a distance of 120.00 feet to the Point of Beginning of the tract of land herein to be described; thence continuing North 89 degrees 30 minutes 23 seconds East along the East line of said Marimack Farms 2nd Plat, a distance of 20.00 feet; thence South 89 degrees 29 minutes 37 seconds East, a distance of 120.00 feet; thence North 00 degrees 30 minutes 23 seconds East, a distance of 470.00 feet; thence South 89 degrees 29 minutes 37 seconds East, a distance of 160.00 feet; thence North 61 degrees 42 minutes 26 seconds East, a distance of 85.59 feet; thence North 85 degrees 11 minutes 14 seconds East, a distance of 200.95 feet; thence South 73 degrees 07 minutes 40 seconds East, a distance of 25.97 feet; thence South 00 degrees 30 minutes 31 seconds West, a distance of 508.02 feet to the South line of the Northwest Quarter of the Northwest Quarter of said Section 35; thence North 89 degrees 34 minutes 26 seconds West along the South line of the Northwest Quarter of the Northwest Quarter of said Section 35, a distance of 459.98 feet to the Northwest corner of Tract A, MARIMACK, a subdivision of land in the City of Kearney, Clay County, Missouri, said point being the Westerly right-of-way line of Susan Street; thence South 00 degrees 30 minutes 23 seconds East along said Westerly right-of-way line, a distance of 18.88 feet; thence Southwesterly along a curve to the left, being tangent to the last described course and having a radius of 15.00 feet, an arc distance of 23.56 feet, to the Northerly right-of-way of 10th Street; thence North 89 degrees 29 minutes 37 seconds West along said right-of-way, a distance of 105.00 feet to the Point of Beginning. Said tract of land contains 5.4 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 "CLEAR CREEK".

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 5 feet of land designated utility easements (U/E). Where other easements are designated on the accompanying plat, the use thereof shall be limited to that purpose, solely and continuous maintenance of the ground areas and specifically there shall not be built thereon or hereunder any structure (except landscaping, fences, grade, surface and fences) nor shall there be any obstruction to interfere with the rights and responsibilities of the City of Kearney, MO, and of the franchised utilities from joint use of said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easements. No subdivision or fill shall be made or alteration of any kind or nature shall be permitted which reduces or increases 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 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.

IN TESTIMONY WHEREOF, CLEAR CREEK Properties L.L.C., a Missouri Limited Liability Corporation, has by the authority of its Board of Directors caused this instrument to be executed by its Manager this 23rd day of June, 1997.

CLEAR CREEK Properties L.L.C.
Tom Sloan, Manager

STATE OF MISSOURI }ss
COUNTY OF CLAY }

On this 23rd day of March, 1998, before me appeared Tom Sloan to me personally known, who being by me duly sworn did say that he is Manager of CLEAR CREEK Properties L.L.C. and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said Tom Sloan acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires July 24, 1998

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

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. 729-97 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 CLEAR CREEK 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 platting of subdivisions, and the placing of monuments and lot markers as shown on the plat.

DATE: 3-19-97 Missouri PLS No. 2074

THOMSON TITLE CORP.
(816) 792-0077

Prepared For:
Tom Sloan
326 WASHINGTON ST.
KEARNEY MO. 64060

DATE: 01-17-97