Clay County, Missouri
Land Survey Document

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N-57482 SEP 11 1997

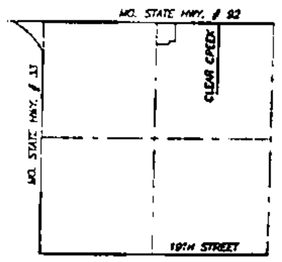
Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732

THOMSON TITLE CORP.
P.O. BOX 212 - LIBERTY, MO 64068
PHONE (816) 792-0077

STATE OF MO
CLAY COUNTY
I CERTIFY THIS INSTR. REC'D
97 SEP 11 PM 3:16
Clerk

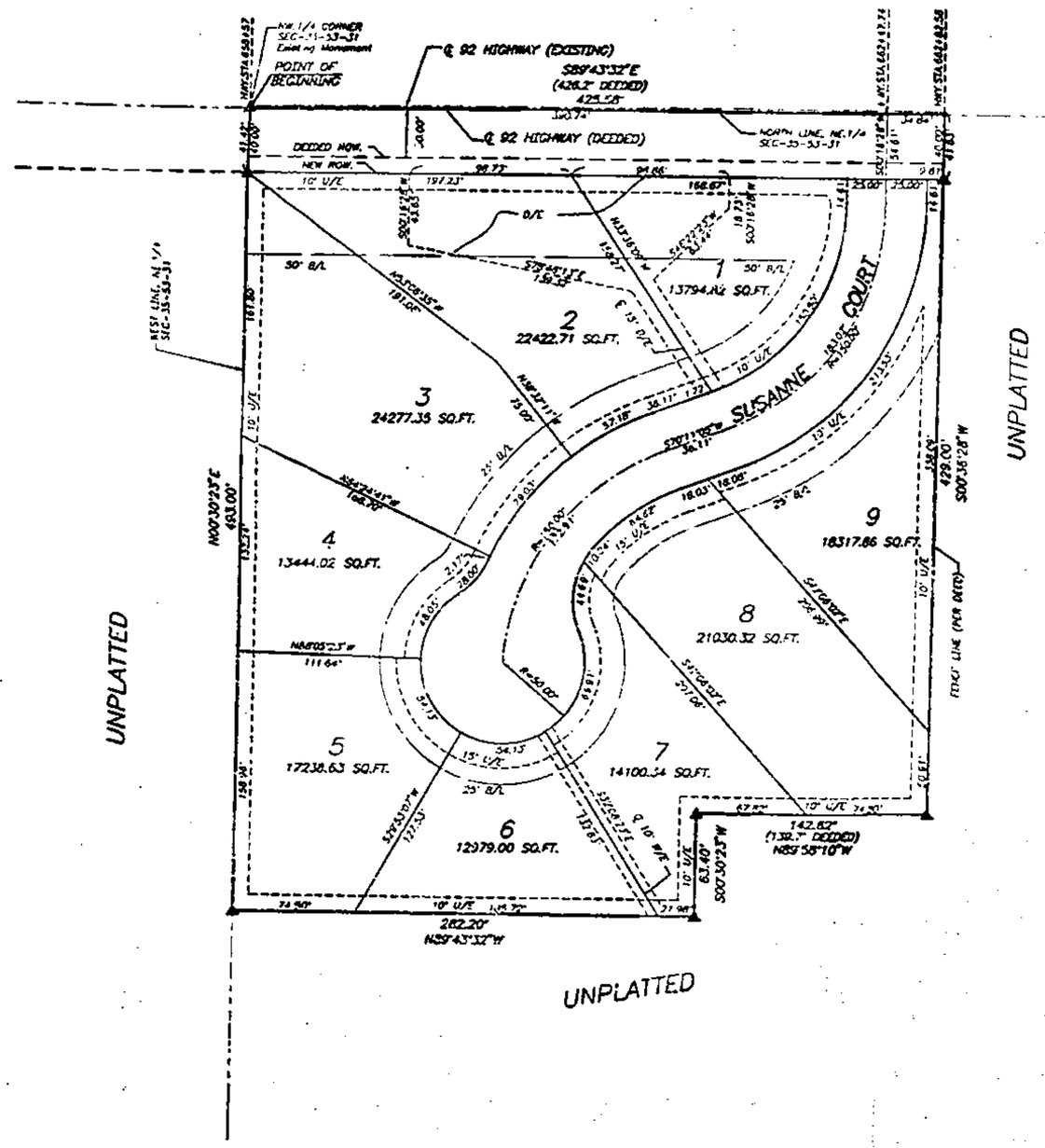
ELIZABETH PLACE

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

LEGAL DESCRIPTION:
All that part of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 35, Township 53 North, Range 31 West, in the City of Kearney, Clay County, Missouri described as follows: Beginning at the northwest corner of the Northeast Quarter of said Section 35; thence South 89 degrees 43 minutes 32 seconds East along the North line of the Northwest Quarter of said Section 35, a distance of 425.58 feet (426.2 feet Deeded); thence South 00 degrees 36 minutes 28 seconds West, a distance of 429.00 feet; thence North 89 degrees 58 minutes 10 seconds West, a distance of 142.62 feet (139.7 feet Deeded); thence South 00 degrees 30 minutes 23 seconds West along a line parallel to West line of the Northeast Quarter of said Section 35, a distance of 63.40 feet; thence North 89 degrees 43 minutes 32 seconds West, a distance of 282.20 feet to a point on the West line of the Northeast Quarter of said Section 35; thence North 00 degrees 30 minutes 23 seconds East along the West line of the Northeast Quarter of said Section 35, a distance of 493.00 feet to the Point of Beginning. EXCEPT that part in Roadway. Said tract of land contains 4.21 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 "ELIZABETH PLACE".

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, city 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.

IN TESTIMONY WHEREOF: Gary L. Couchman and Patricia S. Couchman, husband and wife have subscribed their names this 28th day August 1997.

Gary L. Couchman
Gary L. Couchman

Patricia S. Couchman
Patricia S. Couchman

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 29th day of August in the year 1997, before me a Notary Public in and for said State, Personally appeared Gary L. Couchman and Patricia S. Couchman, 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: _____

LISA D SPURLOCK
Notary Public - Notary Seal
State of Missouri
Ray County
My Commission Expires Jun 20, 2000

Lisa D Spurlock
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. 741-97 duly authenticated as passed this 11th day of June 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 ELIZABETH PLACE 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 statutes, ordinances and regulations governing the practice of surveying and that plotting of subdivisions to the best of my professional knowledge, and belief.

DATE: 8-2-97 SAM A. AYLETT, LS-2074

JOB NUMBER
31510
31510FPL.DWG

Prepared For:
GARY & PATRICIA COUCHMAN
14014 ZACHARY DRIVE
LIBERTY, MO. 64068

DATE: 08-25-97