Clay County, Missouri
Land Survey Document

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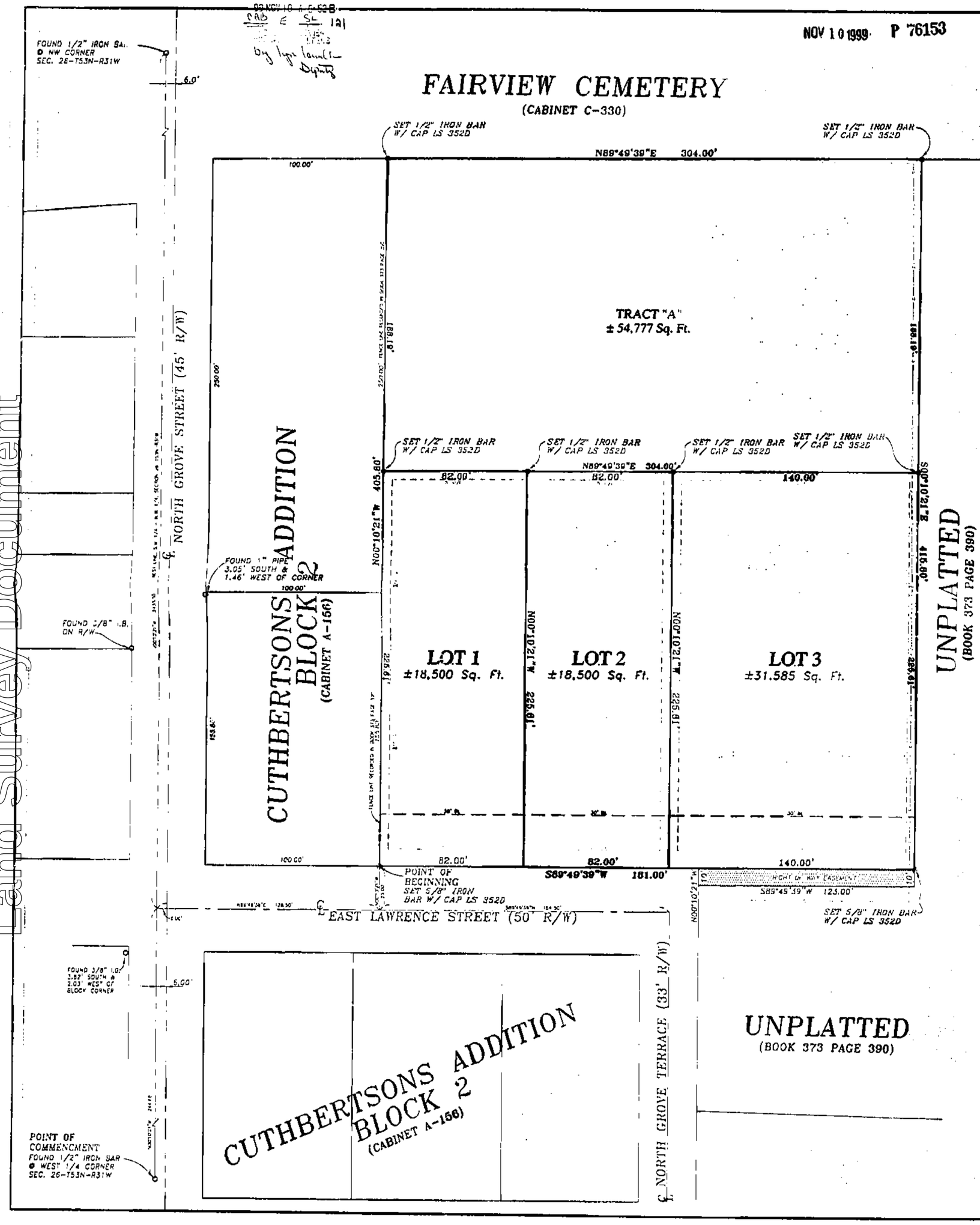
99 NOV 10 1 C-52B
CAB E SL 121
by Inge Lanell Deputy

NOV 10 1999 P 76153

FINAL PLAT OF:
SOMERSET ADDITION

A Subdivision in the City of Kearney, Clay County, Missouri
A Part of the S.W. 1/4 – N.W. 1/4, SEC.26–T53N–R31W



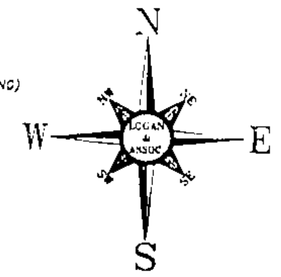
LEGEND

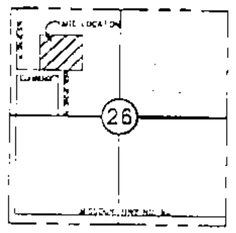
- O FOUND MONUMENT (AS NOTED ON DRAWING)
- ● SET 1/2" IRON BAR W/ CAP LS 352D
- ✱ SET 5/8" IRON BAR W/ CAP LS 352D

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

BASIS OF BEARING:
Held the West line of the S.W. 1/4 of the N.W. 1/4 of Section 26-T53N-R31W as N00°10'21"W





LOCATION MAP
Sec. 26, Twp. 53, Rge. 31
(Not to Scale)

LEGAL DESCRIPTION

A tract of land located in Northwest Quarter of Section 26, Township 54 North, Range 31 West West of the Fifth Principal Meridian, said tract of land in the City of Kearney, Clay County, Missouri, being more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 26; thence North 00°10'21" West along the West line of said Northwest Quarter, a distance of 344.00 feet to the centerline intersection of East Lawrence Street (as now established) and said West line of the Northwest Quarter; thence North 89°49'39" East along said centerline, a distance of 128.50 feet; thence North 00°10'21" West, a distance of 25.00 feet to the North right of way line of said East Lawrence Street, also being the Point of Beginning; thence continuing North 00°10'21" East and along a fence line held by deed recorded in Book 373 at Page 390, a distance of 405.80 feet the to a point on the South line of Fairview Cemetery (as now located); thence North 89°49'39" East along said South line, a distance of 304.00 feet; thence South 00°10'21" East and parallel with West line of said Northwest Quarter, a distance of 415.80 feet; thence South 89°49'39" West and parallel with the centerline of said East Lawrence Street, a distance of 123.00 feet; thence North 00°10'21" West and parallel with the West line of said Northwest Quarter, a distance of 10.00 feet to a point on the North right of way of said East Lawrence Street; thence South 89°49'39" West along said North right of way line and parallel with the centerline of said East Lawrence Street, a distance of 181.00 feet to the Point of Beginning.

The above tract contains 2.06 acres, more or less, and is subject to all easements, restrictions, reservations and covenants, recorded or unrecorded if any.

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 "SOMERSET ADDITION".

EASEMENT DEDICATION: An easement is hereby granted to the City of Kearney, Missouri and to the utility companies franchised to operate in the City of Kearney, Missouri 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 designated 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 the reconstruction and proper safe and continuous maintenance of the aforesaid lines, 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, Missouri and its franchised utilities from going upon said easements 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 operations 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 the building line and the street right-of-way.

IN TESTIMONY WHEREOF: The undersigned proprietor has caused this instrument to be executed by Ron Piercy, partner Somerset Town Homes, LLP on this 4 day of Nov, 1999.

Ron Piercy, partner of Somerset Town Homes, LLP

"NOTARY SEAL"
Annette Davis, Notary Public
Clay County, State of Missouri
My Commission Expires 9/21/2003

STATE OF MISSOURI
SS
COUNTY OF CLAY
On this 4 day of November, 1999, before me a notary public in and for said state, personally appeared Ron Piercy, partner, Somerset Town Homes, LLP, who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.
IN WITNESS THEREOF: I have hereunto set my hand and affixed my notarial seal the year and date last written above.

My commission expires: 9-21-03 — *Annette Davis, 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. 96-99 duly authenticated as passed this 16th day of August, 1999.
Witness the hand of the undersigned Mayor and City Clerk of Kearney, Missouri

Mayor — *City Clerk*

Plat Cab-E
1-7/100 CP

DEVELOPER:
Somerset Town Homes, LLP
c/o Ron Piercy
Route 3, Box 251AA
Gallatin, MO 64640

THIS PLAT IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN GREEN INK OF THE CERTIFYING SURVEYOR.

I hereby certify that the plat of SOMERSET ADDITION, a subdivision is based on an actual survey made under my direct supervision and the 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. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

STATE OF MISSOURI

Date: 10-25-99
Bob W. Stevens, MO PLS 2525
Logan & Associates, MO PLS 352D

FINAL PLAT OF:
SOMERSET ADDITION
KEARNEY, CLAY COUNTY, MISSOURI

LOGAN & ASSOCIATES
Professional Engineers & Registered Land Surveyors
300 N. Church Road, Suite 100
Liberty, Missouri 64068
(816) 781-7626
Fax (816) 781-7483

Job No: 98-1646	
DRAWING NAME: 98-1646.DWG	
Scale: 1"=30'	
Drawn By: KRB	Date: 6/8/99
Check By: BWS	Date: 6/8/99
Sheet No. 1 OF 1	