Clay County, Missouri
Land Survey Document

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYORS LAND PLANNING & CIVIL ENGINEERING

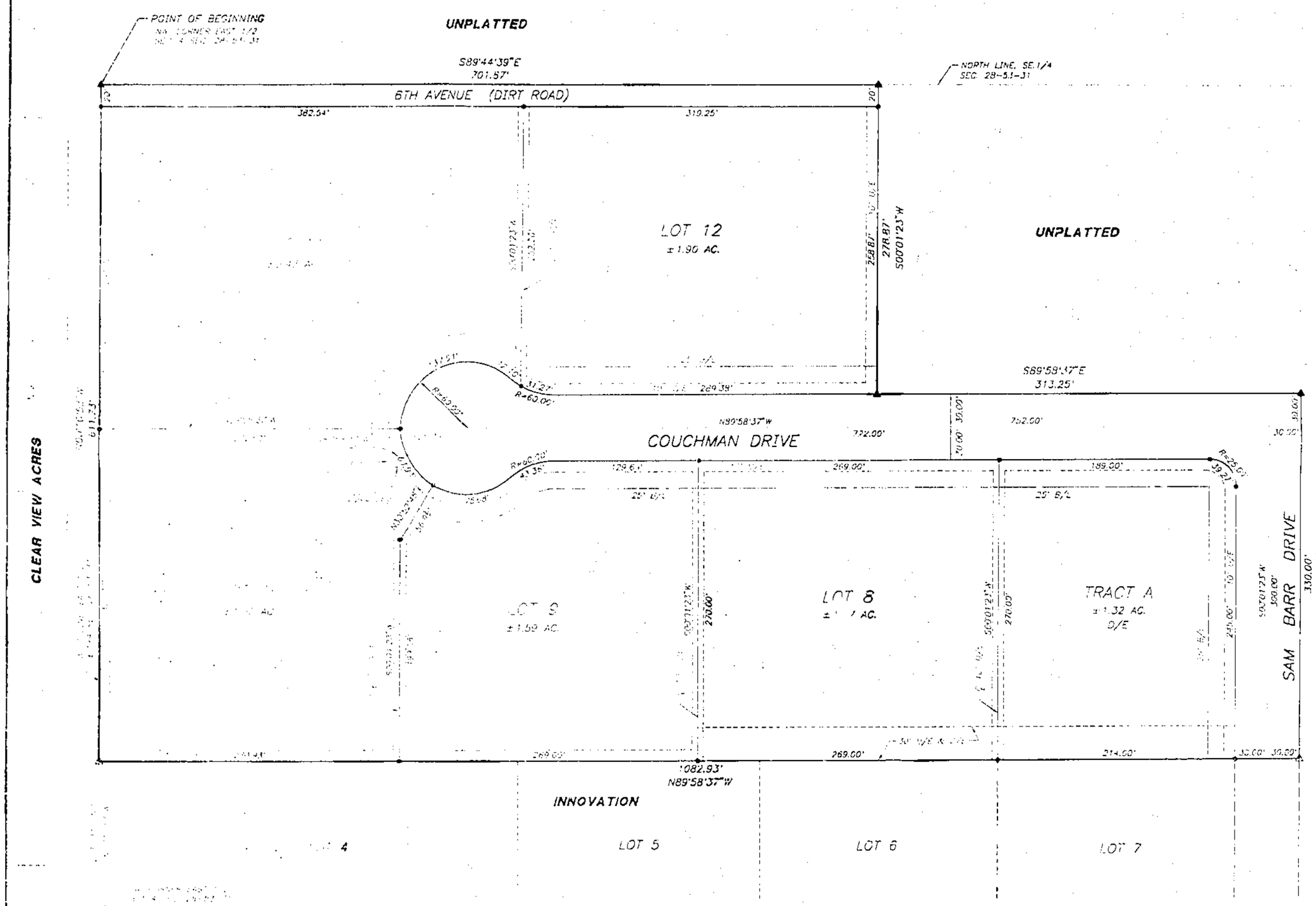
STATE OF MO
CLAY COUNTY
COUNTY RECORDER

99 DEC 15 P 3:34 B
BK 2 PG 108

P 80519
DEC 15 1999

COUCHMAN INDUSTRIAL PARK

A SUBDIVISION IN KEARNEY
Clay County, Missouri



LEGAL DESCRIPTION:
All that part of the Southeast Quarter of Section 28, Township 53, Range 31, in the City of Kearney, Clay County, Missouri described as follows: Beginning at the Northwest corner of the East half of the Southeast Quarter of said Section 28; thence South 89 degrees 44 minutes 39 seconds East, along the North line of the Southeast Quarter of said Section 28, a distance of 701.57 feet; thence South 00 degrees 01 minutes 23 seconds West, a distance of 278.87 feet; thence South 89 degrees 58 minutes 37 seconds East, a distance of 313.25 feet; thence South 00 degrees 01 minutes 23 seconds West, a distance of 330.00 feet to the Northeast corner of INNOVATION, a subdivision of land in the City of Kearney, Clay County, Missouri; thence North 89 degrees 58 minutes 37 seconds West, along the North line of said INNOVATION, a distance of 1082.93 feet to the Northwest corner of Lot 4 of said INNOVATION and point also being on the West line of the East half of the Southeast Quarter of said Section 28; thence North 00 degrees 12 minutes 53 seconds West, along the West line of the East half of the Southeast Quarter of Section 28, a distance of 911.21 feet to the point of beginning. Said tract of land contains 12.21 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 "COUCHMAN INDUSTRIAL PARK".

EASEMENT DEDICATION: An easement is hereby granted to the City of Kearney, MO, and to the utility companies, licensed 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 wires and conduits, pad mounted transformers, service pedestals, any or all of them over, over, under and along the strips of land designated utility easements (U/E). Where drainage 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 reconstruction and proper, safe and continuous maintenance of the drainage zone and specifically there shall not be built thereon or thereunder any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the grants and easements of the City of Kearney, MO, and its franchised utilities from going upon said easement and on each 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 question of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities placed upon the appurtenances thereto without the written approval of the Director of Public Works.

STREETS: Streets shown on this plat are not intended to be dedicated to public use, but are hereby reserved for the exclusive use of the undersigned, and their heirs and assigns.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the plat. Nothing but and no building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF, COUCHMAN CONSTRUCTION, INC. has caused these presents to be signed by its President, attested by its Secretary and its corporate seal to be affixed this 6th day of December, 1999.

COUCHMAN CONSTRUCTION, INC.

Gary L. Couchman, President

Patricia S. Couchman, Secretary

STATE OF MISSOURI }s.s.
COUNTY OF CLAY

On this 6th day of December, 1999, before me appeared Gary L. Couchman to me personally known, who being by me duly sworn did say that he is President of COUCHMAN CONSTRUCTION, INC. and that the seal affixed to the foregoing instrument is the corporate seal of said COUCHMAN CONSTRUCTION, INC. and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said Gary L. Couchman acknowledged said instrument to be the free act and deed of said corporation.

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

My Commission Expires 6-11-2000

SUSAN HUSKER
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. JUNE 11, 2000

Susan Husker
Notary Public

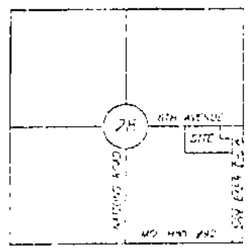
COUNCIL

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. 1782-99 duly authenticated as passed this 13th day of June, 1999.

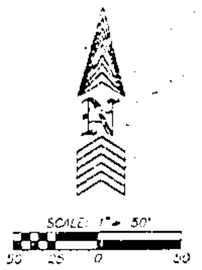
Witness the hand of the undersigned Mayor and City Clerk and the seal of said City of Kearney, Mo. this 13th day of June, 1999.

MAYOR

CLERK



SEC. 28-53-31
Location Map



LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage 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 #2011
○ Denotes Existing Bar

I hereby certify that the plat of "COUCHMAN INDUSTRIAL PARK" subdivision is based on an actual survey made by me or under my direct supervision and that all survey monuments shown hereon exist as located, that current boundary survey of property has been performed in accordance with the Department of Natural Resources - Division of Geology and Land Survey in the State of Missouri - Minimum Standards for Property Boundary Surveys and that the Missouri Board for Architects, Professional Engineers and Land Surveyors - Further certify that these subdivision regulations, ordinances and regulations governing the subdivision and the platting of subdivisions in the City of Kearney have been complied with.

Date 12-02-99

STEPHEN A. AYLETT
MO. LS-2011

JOB NUMBER
33885

PC-E
1/5/2000 CP

Prepared For:
COUCHMAN CONST., INC.
14014 ZACHARY DRIVE
LIBERTY, MO. 64068

DATE: 12/02/99

http://www.ClayCoGov.com