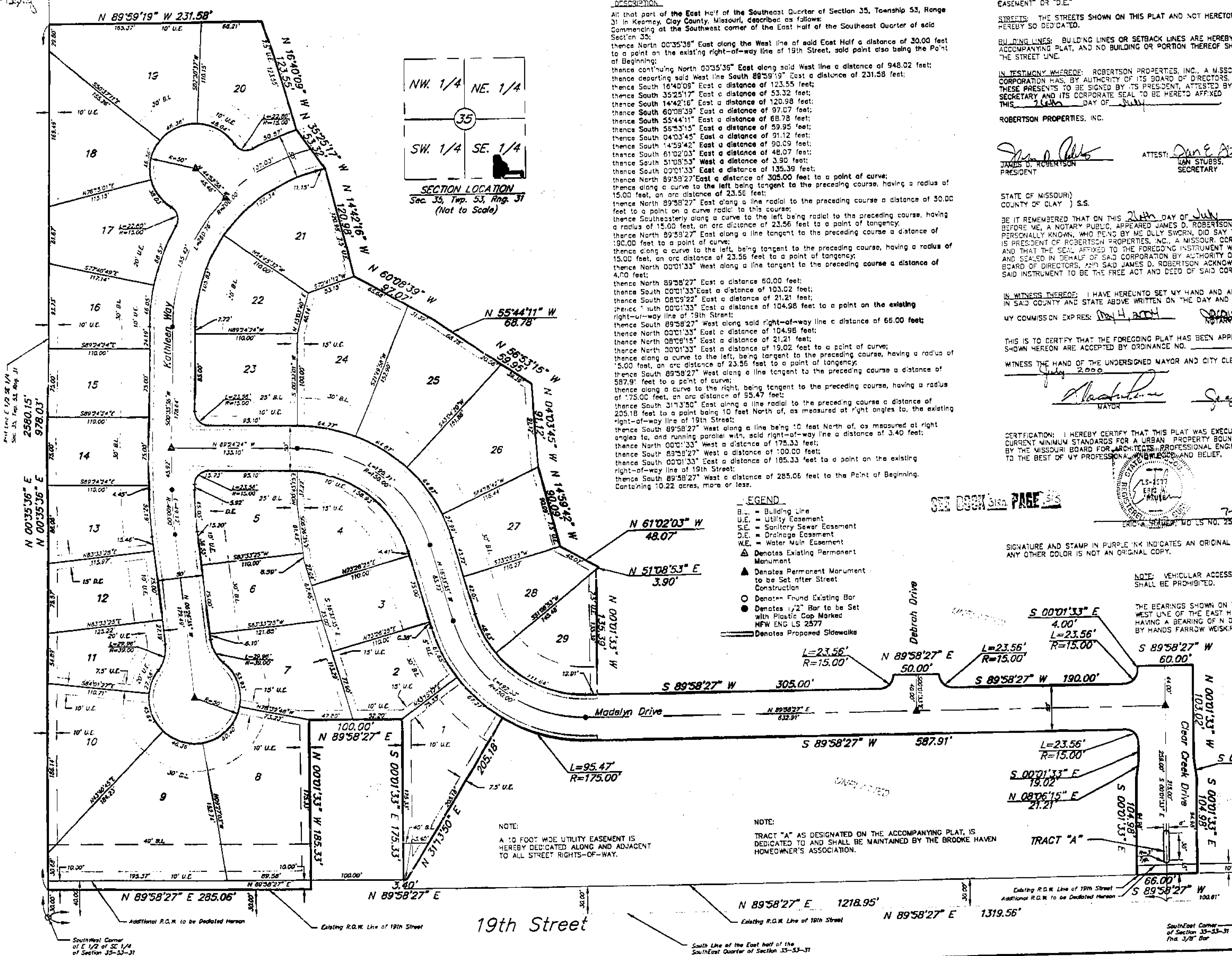
Clay County, Missouri
Land Survey Document

0 9073 JUL 27 2000

BROOKE HAVEN FIRST PLAT

A Subdivision in the SE 1/4 of the SE 1/4 of Sec. 35, Twp. 53, Rng. 31
Kearney, Clay County, Missouri



DESCRIPTION

All that part of the East Half of the Southeast Quarter of Section 35, Township 53, Range 31 in Kearney, Clay County, Missouri, described as follows:
Commencing at the Southwest corner of the East Half of the Southeast Quarter of said Section 35;
thence North 00°35'36" East along the West line of said East Half a distance of 30.00 feet to a point on the existing right-of-way line of 19th Street, said point also being the Point of Beginning;
thence continuing North 00°35'36" East along said West line a distance of 948.02 feet;
thence departing said West line South 89°59'19" East a distance of 231.58 feet;
thence South 16°40'09" East a distance of 123.55 feet;
thence South 35°25'17" East a distance of 53.32 feet;
thence South 14°42'16" East a distance of 120.98 feet;
thence South 60°08'39" East a distance of 97.07 feet;
thence South 55°44'11" East a distance of 68.78 feet;
thence South 56°53'15" East a distance of 59.95 feet;
thence South 04°03'45" East a distance of 91.12 feet;
thence South 14°59'42" East a distance of 90.09 feet;
thence South 61°02'03" East a distance of 48.07 feet;
thence South 51°08'53" West a distance of 3.90 feet;
thence South 00°01'33" East a distance of 135.39 feet;
thence North 89°58'27" East a distance of 305.00 feet to a point of curve;
thence along a curve to the left being tangent to the preceding course, having a radius of 15.00 feet, an arc distance of 23.56 feet;
thence North 89°58'27" East along a line radial to the preceding course a distance of 50.00 feet to a point on a curve radial to this course;
thence Southeasterly along a curve to the left being radial to the preceding course, having a radius of 15.00 feet, an arc distance of 23.56 feet to a point of tangency;
thence North 89°58'27" East along a line tangent to the preceding course a distance of 190.00 feet to a point of curve;
thence along a curve to the left, being tangent to the preceding course, having a radius of 15.00 feet, an arc distance of 23.56 feet to a point of tangency;
thence North 00°01'33" West along a line tangent to the preceding course a distance of 4.00 feet;
thence North 89°58'27" East a distance 60.00 feet;
thence South 00°01'33" East a distance of 103.02 feet;
thence South 08°09'22" East a distance of 21.21 feet;
thence South 00°01'33" East a distance of 104.98 feet to a point on the existing right-of-way line of 19th Street;
thence South 89°58'27" West along said right-of-way line a distance of 66.00 feet;
thence North 00°01'33" East a distance of 104.98 feet;
thence North 08°06'15" East a distance of 21.21 feet;
thence North 00°01'33" East a distance of 19.02 feet to a point of curve;
thence along a curve to the left, being tangent to the preceding course, having a radius of 15.00 feet, an arc distance of 23.56 feet to a point of tangency;
thence South 89°58'27" West along a line tangent to the preceding course a distance of 587.91 feet to a point of curve;
thence along a curve to the right, being tangent to the preceding course, having a radius of 175.00 feet, an arc distance of 95.47 feet;
thence South 31°13'50" East along a line radial to the preceding course a distance of 205.18 feet to a point being 10 feet North of, as measured at right angles to, the existing right-of-way line of 19th Street;
thence South 89°58'27" West along a line being 10 feet North of, as measured at right angles to, and running parallel with, said right-of-way line a distance of 3.40 feet;
thence North 00°01'33" West a distance of 175.33 feet;
thence South 89°58'27" West a distance of 100.00 feet;
thence South 00°01'33" East a distance of 185.33 feet to a point on the existing right-of-way line of 19th Street;
thence South 89°58'27" West a distance of 285.06 feet to the Point of Beginning.
Containing 10.22 acres, more or less.

LEGEND
- B.L. = Building Line
- U.E. = Utility Easement
- S.E. = Sanitary Sewer Easement
- D.E. = Drainage Easement
- W.E. = Water Main Easement
- Denotes Existing Permanent Monument
- Denotes Permanent Monument to be Set after Street Construction
- Denotes Found Existing Bar
- Denotes 1/2" Bar to be Set with Plastic Cap Marked HFW ENG LS 2577
- Denotes Proposed Sidewalks

NOTE:
A 10 FOOT WIDE UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS-OF-WAY.

NOTE:
TRACT "A" AS DESIGNATED ON THE ACCOMPANYING PLAT, IS DEDICATED TO AND SHALL BE MAINTAINED BY THE BROOKE HAVEN HOMEOWNER'S ASSOCIATION.

DEDICATION: THE UNDERSIGNED PROPRIETOR OF THE PROPERTY DESCRIBED HEREON HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS BROOKE HAVEN FIRST PLAT. IT SHALL BE A SUFFICIENT DESCRIPTION OF THE LOTS SHOWN ON THIS PLAT TO DESIGNATE THE SAME BY THE NUMBER WHICH APPEARS NEAR THE CENTER OF SAID LOTS, FOLLOWED BY THE WORDS BROOKE HAVEN FIRST PLAT.

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF KEARNEY, MISSOURI, TO LOCATE, CONSTRUCT, AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF CONDUITS FOR ALL AND ANY PURPOSE: WATER, GAS, SANITARY AND STORM SEWERS, POLES, WIRES AND ANCHORS OR ALL OR ANY OF THEM, OVER, UNDER, AND ALONG THE STRIPS OF LAND OUTLINED ON THIS PLAT AND DESIGNATED BY THE WORDS "UTILITY EASEMENT" OR "U.E." OR "DRAINAGE EASEMENT" OR "D.E."

STREETS: THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE 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: ROBERTSON PROPERTIES, INC., A MISSOURI CORPORATION HAS, BY AUTHORITY OF ITS BOARD OF DIRECTORS, CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE HERETO AFFIXED THIS 26th DAY OF July

ROBERTSON PROPERTIES, INC.

JAMES D. ROBERTSON
PRESIDENT

ATTEST: JAN STUBBS,
SECRETARY

STATE OF MISSOURI)
COUNTY OF CLAY) S.S.

BE IT REMEMBERED THAT ON THIS 24th DAY OF July, BEFORE ME, A NOTARY PUBLIC, APPEARED JAMES D. ROBERTSON, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS PRESIDENT OF ROBERTSON PROPERTIES, INC., A MISSOURI CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID JAMES D. ROBERTSON ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

JACQUELYN KENDALL
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires May 4, 2004

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE ABOVE WRITTEN ON THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: May 4, 2004
NOTARY PUBLIC

THIS IS TO CERTIFY THAT THE FOREGOING PLAT HAS BEEN APPROVED, AND THE STREETS AND EASEMENTS SHOWN HEREON ARE ACCEPTED BY ORDINANCE NO. ______

WITNESS THE HAND OF THE UNDERSIGNED MAYOR AND CITY CLERK THIS 26th DAY OF July 2000

MAYOR
CITY CLERK

CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAT WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR A URBAN PROPERTY BOUNDARY SURVEY AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

7-24-00
ERIC A. STAHL, MO LS NO. 2577

SEE BOOK 31 PAGE 5

SIGNATURE AND STAMP IN PURPLE INK INDICATES AN ORIGINAL SIGNED COPY BY THIS SURVEYOR. ANY OTHER COLOR IS NOT AN ORIGINAL COPY.

NOTE: VEHICULAR ACCESS BY LOTS 8 AND 9 TO 19TH STREET SHALL BE PROHIBITED.

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE WEST LINE OF THE EAST HALF OF SECTION 35, TWP. 53, RNG. 31 HAVING A BEARING OF N 00°35'36" AS SHOWN ON PRIOR SURVEY BY HANDS FARROW WEISKIRCH, DATED 2-25-99

DEVELOPER:
ROBERTSON PROPERTIES, INC.
P.O. BOX 165
LIBERTY, MO 64068

REV	DESCRIPTION	DATE
1	Added Vehicular Access Note	3/14/00
2	Added Tract A and Tract A Dedication Language	7/24/00

JOB NO.	2598
SCALE	NOTED
DATE	1/20/00
DRAFTER	JH
CHKR	B.P.
SHEET NO.	1 of 1

BROOKE HAVEN FIRST PLAT
KEARNEY, CLAY COUNTY, MISSOURI

HANDS FARROW WEISKIRCH
ENGINEERS, INC.
111 NORTH MAIN
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX (816)252-9712

PC-E
8/31/00 CP

http://www.ClayCoGov.com