Clay County, Missouri
Land Survey Document

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ◇ LAND PLANNING ◇ CIVIL ENGINEERING
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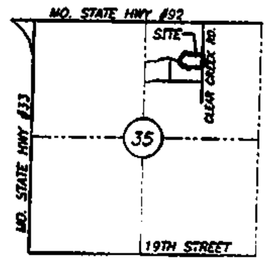
NOV 18 2000 Q 23461

CLEAR CREEK 3RD PLAT

A SUBDIVISION IN KEARNEY
Clay County, Missouri



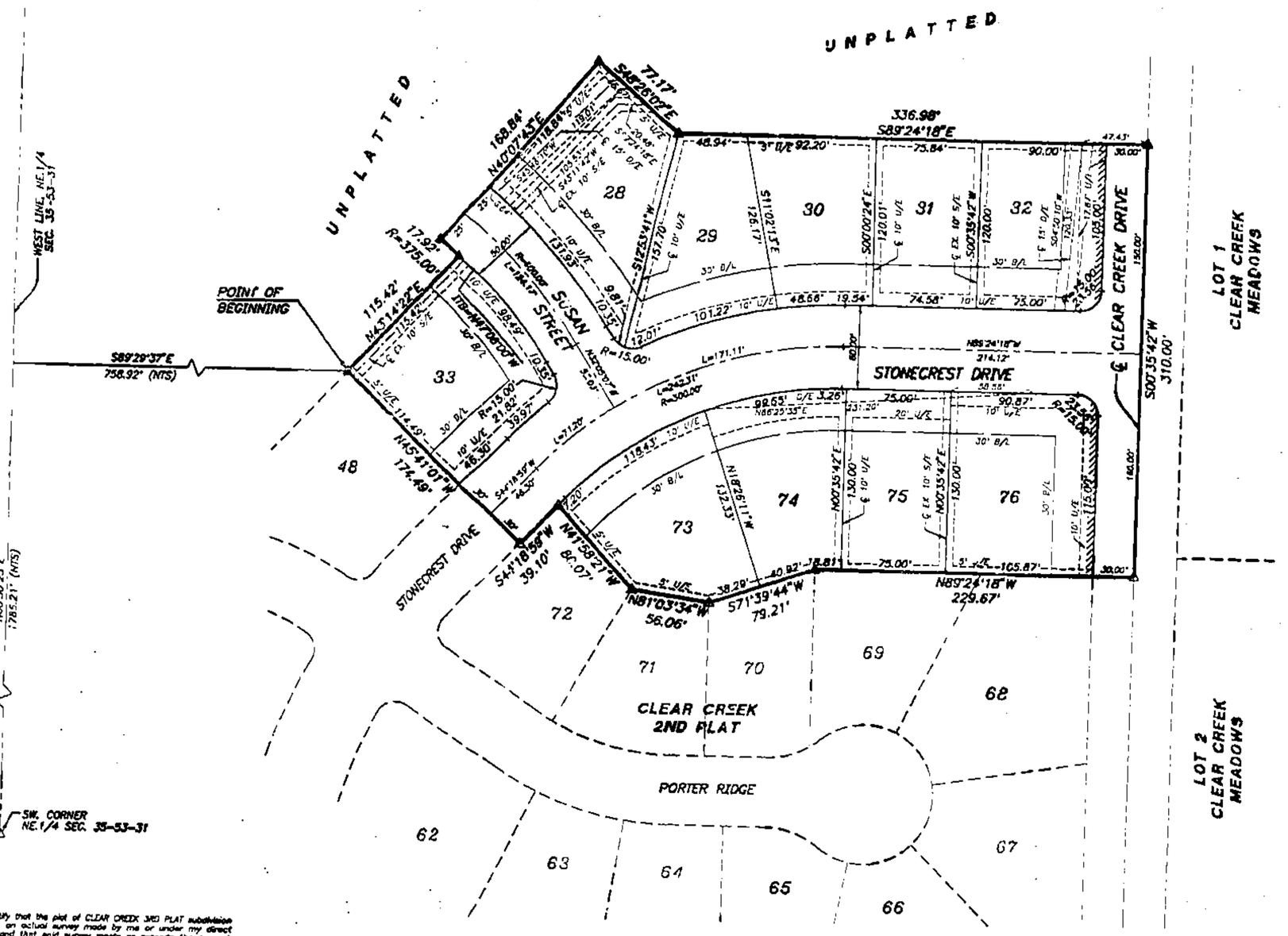
SEC. 35-53-31

Location Map

SCALE: 1"= 50'
50 25 0 50

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement
= No direct vehicular access

△ 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



I hereby certify that the plat of CLEAR CREEK 3RD PLAT 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 have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions of the best of my professional knowledge and belief.

DATED: 7-21-00 — Joel A. Aylett, LS-2074

JOB NO. 36215
36215/PALOWC (JKR)

LEGAL DESCRIPTION:
All that part of the Northeast Quarter of Section 35, Township 53, Range 31 in the City of Kearney, Clay County, Missouri described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Section 35; thence North 00 degrees 30 minutes 33 seconds East, along the West line of the Northeast Quarter of said Section 35, a distance of 1,785.21 feet; thence South 89 degrees 29 minutes 37 seconds East, a distance of 758.92 feet to the most Northerly corner of Lot 48, CLEAR CREEK SECOND PLAT, a subdivision of land in the City of Kearney, Clay County, Missouri, said point also being the Point of Beginning of the tract of land herein to be described; thence North 43 degrees 14 minutes 22 seconds East, a distance of 113.42 feet; thence Northeasterly along a curve to the left, having an initial tangent bearing of North 47 degrees 08 minutes 00 seconds West, and a radius of 375.00 feet, an arc distance of 17.92 feet; thence North 46 degrees 07 minutes 40 seconds East, a distance of 168.84 feet; thence South 48 degrees 24 minutes 02 seconds East, a distance of 77.17 feet; thence South 88 degrees 24 minutes 18 seconds East, a distance of 336.98 feet; thence South 00 degrees 35 minutes 42 seconds West, a distance of 310.00 feet to the Northeast corner of said CLEAR CREEK SECOND PLAT; thence North 89 degrees 24 minutes 18 seconds West, along the North line of Lots 33 and 48 and their Easterly prolongation thereof, a distance of 225.67 feet to the Northwest corner of said Lot 48; thence South 71 degrees 39 minutes 44 seconds West, along the Northerly line of Lot 70 of said CLEAR CREEK SECOND PLAT, a distance of 79.21 feet to the Northwest corner of said Lot 70; thence North 81 degrees 03 minutes 34 seconds West, along the Northerly line of Lot 71 of said CLEAR CREEK SECOND PLAT, a distance of 56.06 feet to the Northwest corner of said Lot 71; thence North 41 degrees 58 minutes 21 seconds West, along the Northeasterly line of Lot 72 of said CLEAR CREEK SECOND PLAT, a distance of 60.07 feet to the most Northerly corner of said Lot 72; thence South 44 degrees 18 minutes 39 seconds West, along the Northwesterly line of said Lot 72, a distance of 39.10 feet; thence North 43 degrees 41 minutes 01 seconds West, along the Northeasterly line of said Lot 48 and its Southeasterly prolongation thereof, a distance of 174.49 feet to the Point of Beginning. Said tract of land contains 3.63 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 3RD PLAT".

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 installing, constructing, repairing 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, and all of their ancillary appurtenances, upon, under and along the areas of land designated "Utility Easement" (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 structures except those installed in accordance with the construction or reconstruction of paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the repair and employees of the City of Kearney MO, and its franchisees. No excavation or fill shall be made or excavation of any land or waters shall be performed which will reduce or increase the earth coverage over the utilities above station or the appurtenances thereto without the written approval of the Director of Public Works.

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.

STREETS: Streets shown on this plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

NOTE: No direct vehicular access shall be made from Lots 33 and 76 to Clear Creek Drive.

IN TESTIMONY WHEREOF: CLEAR CREEK PROPERTY, 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 7th day of August, 2000.

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

STATE OF MISSOURI)
COUNTY OF CLAY) s.s.

On this 7th day of August 2000, before me appeared Tom Sloan to me personally known, who being by me duly sworn did say that he is Manager of CLEAR CREEK PROPERTY, 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.

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

JOHN E. HORT
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires March 23, 2000

My Commission Expires: _____

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. 2000-69 duly authenticated to passed this 14th day of August, 2000.

Witness the hand of the undersigned Mayor and City Clerk and the Seal of said City of Kearney, Missouri.

MAYOR:

CITY CLERK

Prepared For:
CLEAR CREEK PROPERTY, L.L.C.
ATTN: TOM SLOAN
250 NE BARRY ROAD
KANSAS CITY, MO. 64155

DATE: 7-24-00

RC-E
11/21 CP

http://www.ClayCoGov.com