Clay County, Missouri
Land Survey Document

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0 35165

Prepared By:
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LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING
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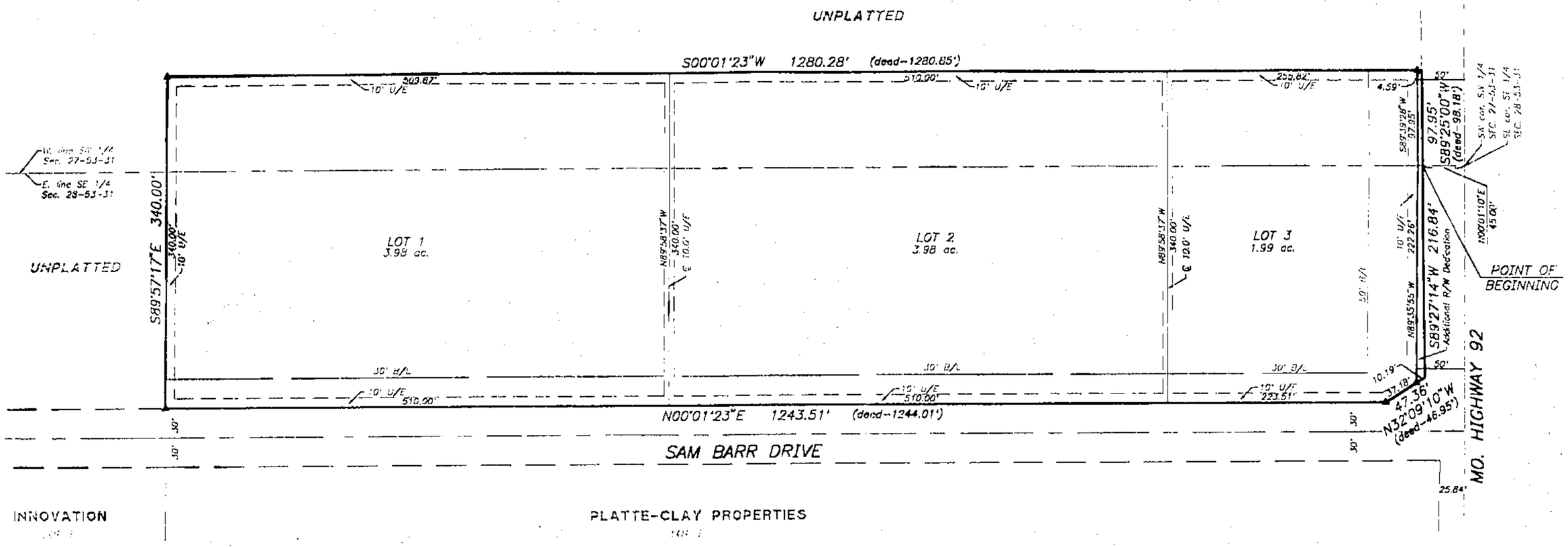
FEB 14 2001

FILED IN AM 9:59
DAB E 35165 173
by Deborah Stoc
Deputy

WEST RIDGE BUSINESS CENTER

FINAL PLAT

A SUBDIVISION IN KEARNEY
Clay County, Missouri

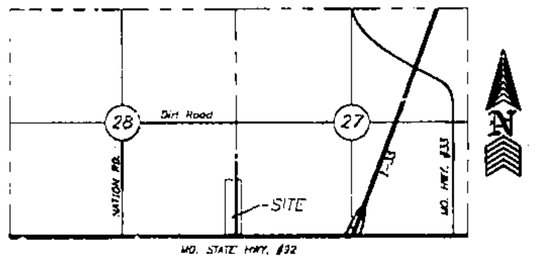


SCALE: 1" = 60'
90' 30' 0 60'

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.



SEC. 28-53-31 SEC. 27-53-31
Location Map

I hereby certify that the plat of WEST RIDGE BUSINESS CENTER 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 the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 1-15-01 SAM A. AYLETT, LS-2074

LEGAL DESCRIPTION:

All that part of the Southwest Quarter of Section 27 and the Southeast Quarter of Section 28, all in Township 53, Range 31, City of Kearney, Clay County, Missouri, described as follows: Commencing at the Southwest corner of said Southwest Quarter, said point being also the Southeast corner of and Southeast Quarter; thence North 00 degrees 01 minutes 10 seconds East, along the West line of said Southwest Quarter, said line being also the East line of said Southwest Quarter, a distance of 45.00 feet to a point on the North right-of-way line of Missouri Highway 92, he now established, said point being also the Point of Beginning of the tract of land herein to be described; thence South 89 degrees 27 minutes 14 seconds West, along the North right-of-way line of said Missouri Highway 92, a distance of 216.84 feet; thence North 32 degrees 09 minutes 10 seconds West, along the North right-of-way line of said Missouri Highway 92, a distance of 47.36 (deeded – 46.95 feet) to a point on the East right-of-way line of Sam Barr Drive, as now established; thence North 00 degrees 01 minutes 23 seconds East, along the East right-of-way line of said Sam Barr Drive, a distance of 1243.51 feet (deeded – 1244.01 feet); thence South 89 degrees 57 minutes 17 seconds East, a distance of 340.00 feet; thence South 00 degrees 01 minutes 23 seconds West, parallel to the East right-of-way line of said Sam Barr Drive, a distance of 1280.28 feet (deeded – 1280.85 feet) to a point on the North right-of-way line of said Missouri Highway 92; thence South 89 degrees 25 minutes 00 seconds West, along the North right-of-way line of said Missouri Highway 92, a distance of 97.95 (deeded – 98.18 feet) to the Point of Beginning. Said tract of land contains 10.00 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 "WEST RIDGE BUSINESS CENTER".

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, 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 reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or therenear 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.

NOTE: Sidewalks shall be constructed on both sides of all public streets.

NOTE: There shall be no direct driveway access allowed to Missouri Highway 92 from Lot 3.

IN TESTIMONY WHEREOF: B.H.B. PROPERTIES, L.L.C., a Missouri Limited Liability Company, has caused this instrument to be signed by its Managing Partner this 19 day of January 2001.

B.H.B. PROPERTIES, L.L.C.
John Bennett, Managing Partner

STATE OF MISSOURI }
COUNTY OF CLAY } s.s.

On this 19 day of January 2001, before me appeared John Bennett to me personally known who being by me duly sworn did say that he is the Managing Partner of B.H.B. PROPERTIES, L.L.C., a Missouri Limited Liability Company and that said instrument was signed in behalf of said company and said John Bennett acknowledged said instrument to be the free act and deed of said company.

My Commission Expires 3-21-02

JOYCE DIXON
Notary Public - Notary Seal
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. MAR 21,2002

NOTARY PUBLIC

COUNCIL

This is to Certify that the foregoing plat was duly submitted to and approved by the Planning and Zoning Commission of the City of Kearney, Missouri, authenticated as passed this 9th day of January 2001.

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

MAYOR

CITY CLERK

PLANNING AND ZONING CHAIRMAN

JOB NUMBER
38185

38185FPA.DWG

PC-E
3/7/01

Prepared For:
B.H.B. PROPERTIES, L.L.C.
1100 N. JEFFERSON
KEARNEY, MO. 64068

DATE: 12-21-00
REV: 1-15-01