Clay County, Missouri
Land Survey Document

Prepared By:
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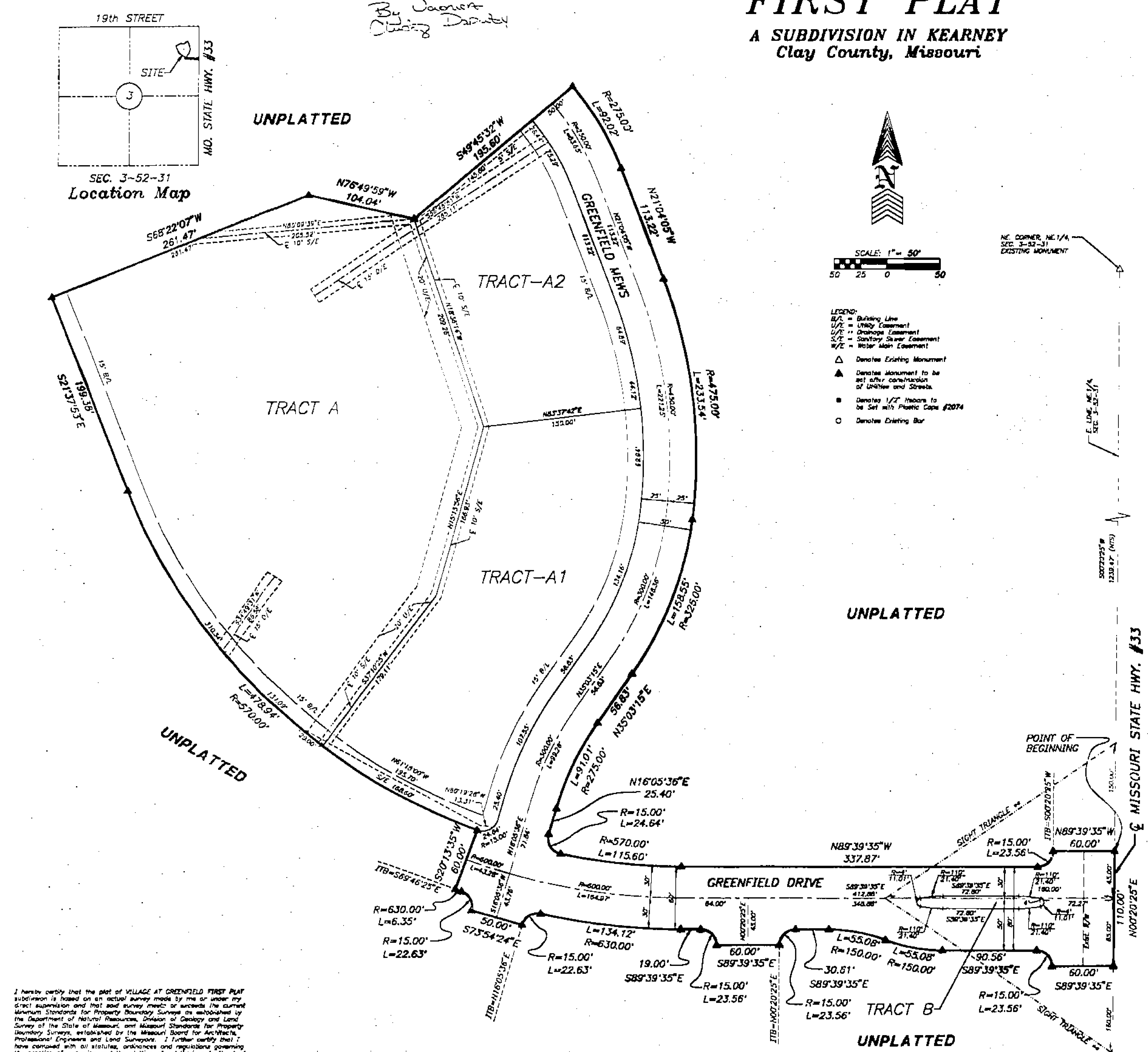
VILLAGE AT GREENFIELD FIRST PLAT

A SUBDIVISION IN KEARNEY
Clay County, Missouri



I hereby certify that the plat of VILLAGE AT GREENFIELD FIRST 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 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: 9-06-00 _______________
SAM A. AYLETT, LS-2074

LEGAL DESCRIPTION
All that part of the Northeast Quarter of Section 3, Township 52, Range 31, in the City of Kearney, Clay County, Missouri described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 3; thence South 00 degrees 20 minutes 25 seconds West, along the East line of the Northeast Quarter of said Section 3, a distance of 1239.47 feet to the Point of Beginning of the tract of land herein to be described; thence North 89 degrees 39 minutes 35 seconds West, a distance of 60.00 feet; thence Southerly and Westerly along a curve to the right, having an initial tangent bearing of South 00 degrees 20 minutes 25 seconds West, and a radius of 15.00 feet, an arc distance of 23.56 feet; thence North 89 degrees 39 minutes 35 seconds West, a distance of 337.57 feet; thence Westerly along a curve to the right, being tangent to the last described course, and having a radius of 570.00 feet, an arc distance of 115.60 feet; thence Westerly and Northerly along a compound curve to the right, having a radius of 15.00 feet, an arc distance of 24.64 feet; thence North 16 degrees 05 minutes 36 seconds East, a distance of 25.40 feet; thence Northeasterly along a curve to the right being tangent to the last described course, and having a radius of 275.00 feet, an arc distance of 91.01 feet; thence North 35 degrees 03 minutes 15 seconds East, a distance of 56.83 feet; thence Northeasterly along a curve to the left, being tangent to the last described course, and having a radius of 325.00 feet, an arc distance of 158.55 feet; thence Northerly along a compound curve to the left, having a radius of 475.00 feet, an arc distance of 233.54 feet; thence North 21 degrees 04 minutes 05 seconds West, a distance of 113.22 feet; thence Northwesterly along a curve to the left, being tangent to the last described course, and having a radius of 275.00 feet, an arc distance of 92.02 feet; thence South 49 degrees 45 minutes 32 seconds West, a distance of 195.60 feet; thence North 76 degrees 49 minutes 59 seconds West, a distance of 104.04 feet; thence South 68 degrees 22 minutes 07 seconds West, a distance of 261.47 feet; thence South 21 degrees 37 minutes 53 seconds East, a distance of 199.38 feet; thence Southeasterly along a curve to the left, being tangent to the last described course, and having a radius of 570.00 feet, an arc distance of 478.94 feet; thence South 20 degrees 13 minutes 35 seconds West, a distance of 60.00 feet; thence Southeasterly along a curve to the left, having a initial tangent bearing of South 69 degrees 46 minutes 25 seconds East, and a radius of 630.00 feet, an arc distance of 6.35 feet; thence Easterly and Southerly along a reverse curve to the right, having a radius of 15.00 feet, an arc distance of 22.63 feet; thence South 73 degrees 54 minutes 24 seconds East, a distance of 50.00 feet; thence Northerly and Easterly along a curve to the right, having an initial tangent bearing of North 16 degrees 05 minutes 36 seconds East, and a radius of 15.00 feet, an arc distance of 22.63 feet; thence continuing Easterly along a reverse curve to the left, having a radius of 630.00 feet, an arc distance of 134.12 feet; thence South 89 degrees 39 minutes 35 seconds East, a distance of 19.00 feet; thence Easterly and Southerly along a curve to the right, being tangent to the last described course and having a radius of 15.00 feet, an arc distance of 23.56 feet; thence South 89 degrees 39 minutes 35 seconds East, a distance of 60.00 feet; thence Northerly and Easterly along a curve to the right, having an initial tangent bearing of North 00 degrees 20 minutes 25 seconds East, and a radius of 15.00 feet, an arc distance of 23.56 feet; thence South 89 degrees 39 minutes 35 seconds East, a distance of 30.61 feet; thence Southeasterly along a curve to the right, being tangent to the last described course, and having a radius of 150.00 feet, an arc distance of 55.08 feet; thence Easterly along a reverse curve to the left, having a radius of 150.00 feet, an arc distance of 55.08 feet; thence South 89 degrees 39 minutes 35 seconds East, a distance of 90.56 feet; thence Easterly and Southerly along a curve to the right being tangent to the last described course, and having a radius of 15.00 feet, an arc distance of 23.56 feet; thence South 89 degrees 39 minutes 35 seconds East, a distance of 60.00 feet to the East line of the Northeast Quarter of said Section 3; thence North 00 degrees 20 minutes 25 seconds East, along the East line of the Northeast Quarter of said Section 3, a distance of 110.00 feet to the Point of Beginning. Said tract of land contains 7.34 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "VILLAGE AT GREENFIELD FIRST PLAT".

EASEMENTS: An easement or license is hereby granted to 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 easement (U.E.). All of 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 they shall not be built thereon or thereover any structures (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Clay County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonable necessary in exercising the rights granted by the easement.

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 installed in conformance with the approved Development Plan.

NOTE: Tract B is hereby reserved as Private Open Space and shall be used for landscaping and shall be maintained by the Homes Association.

IN TESTIMONY WHEREOF: FISHING RIVER DEVELOPMENT CORPORATION, has caused these presents to be signed by its President, attested by its Secretary and its corporate seal to be affixed this 7th day of September, 2000.

FISHING RIVER DEVELOPMENT CORPORATION

Tom B. Kretsinger, Jr., President
Marina K. Ransom, Secretary

STATE OF MISSOURI } ss.
COUNTY OF CLAY }

On this 7th day of September, 2000, before me appeared Tom B. Kretsinger, Jr. to me personally known who being by me duly sworn did say that he is President of FISHING RIVER DEVELOPMENT CORPORATION and that the seal affixed to this instrument is the corporate seal of said FISHING RIVER DEVELOPMENT CORPORATION and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Tom B. Kretsinger, Jr. acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: HOLLY J. HUGHES, Clay County, My Commission Expires January 14, 2002

NOTARY PUBLIC

COUNCIL:

This is to Certify that the foregoing plat was duly submitted to and approved by the Board of Aldermen of the City of Kearney, Missouri, by Ordinance No. 282-99 duly authenticated as passed this 15th day of April, 2000.

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

MAYOR

CITY CLERK

** NOTE: No objects shall be planted or constructed within the sight triangle as shown, which exceed 30" maximum height.

Prepared For:
FISHING RIVER DEVELOPMENT CORPORATION
20 EAST FRANKLIN
LIBERTY, MO. 64068
DATE: 09-06-00

http://www.ClayCoGov.com