Clay County, Missouri
Land Survey Document

JAMESTOWNE VILLAGE

PHASE ONE

FINAL PLAT

DESCRIPTION

That portion of the SE¼ of Section 34, Township 53 North of the Base Line, Range 31 West of the Fifth Principal Meridian, City of Kearney, Clay County, Missouri, described as follows: Commencing at the SE corner of said Section 34; thence S89°45'04"W, 755.52 feet along the South line of said SE¼; thence N00°22'46"W, 30 1 feet to the North line of West 19th Street and to the true point of beginning of the tract herein described; thence N00°22'46"W, 404.90 feet; thence S89°45'04"W, 125.00 feet; thence N00°22'46"W, 200.00 feet; thence N89°45'04"E, 4.00 feet; thence N00°22'46"W, 125.00 feet; thence N89°45'04"E, 415.00 feet; thence N00°22'46"W, 4.37 feet; thence N89°37'14"E, 125.00 feet; thence N00°22'46"W, 570.00 feet; thence N89°37'14"E, 125.00 feet; thence N00°22'46"W, 65.00 feet; thence N89°37'14"E, 50.00 feet; thence Northwesterly along a curve to the left, having a radius of 210.00 feet, through a central angle of 21°49'50", an arc length of 80.00 feet; thence N89°37'14"E, 166.06 feet to the Westerly right of way line of Missouri Highway 33; thence S00°22'46"E, 1043.49 feet along said Westerly r.o.w. line; thence S89°45'04"W, 539.00 feet; thence S00°22'46"E, 404.90 feet to the North line of West 19th Street; thence S89°45'04"W, 205.00 feet along said North line to the point of beginning. Said portion containing 13.26 acres and is subject to all easements, restrictions, reservations and right of ways of record.

DEDICATION

EASEMENTS : An easement is hereby granted to the City of Kearney, Clay County, Missouri, and to the utility companies franchised to operate in the City of Kearney, 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 designed to 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 there over 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 and its franchised utilities from going upon said easement and as much of the adjoining land 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 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.

BUILDING LINES : Building lines (B.L.) or setback lines are hereby established as shown on the accompanying plat and no buildings 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.

The undersigned proprietors of the described tract have caused the same to be subdivided as shown on this plat, which subdivision shall be known as JAMESTOWNE VILLAGE - PHASE ONE and shall consist of a total of twenty-six (26) lots.

In testimony whereof, Donald E. Laffey and Linda J. Laffey, husband and wife,

have subscribed their names this 31st day of Oct, 2001.

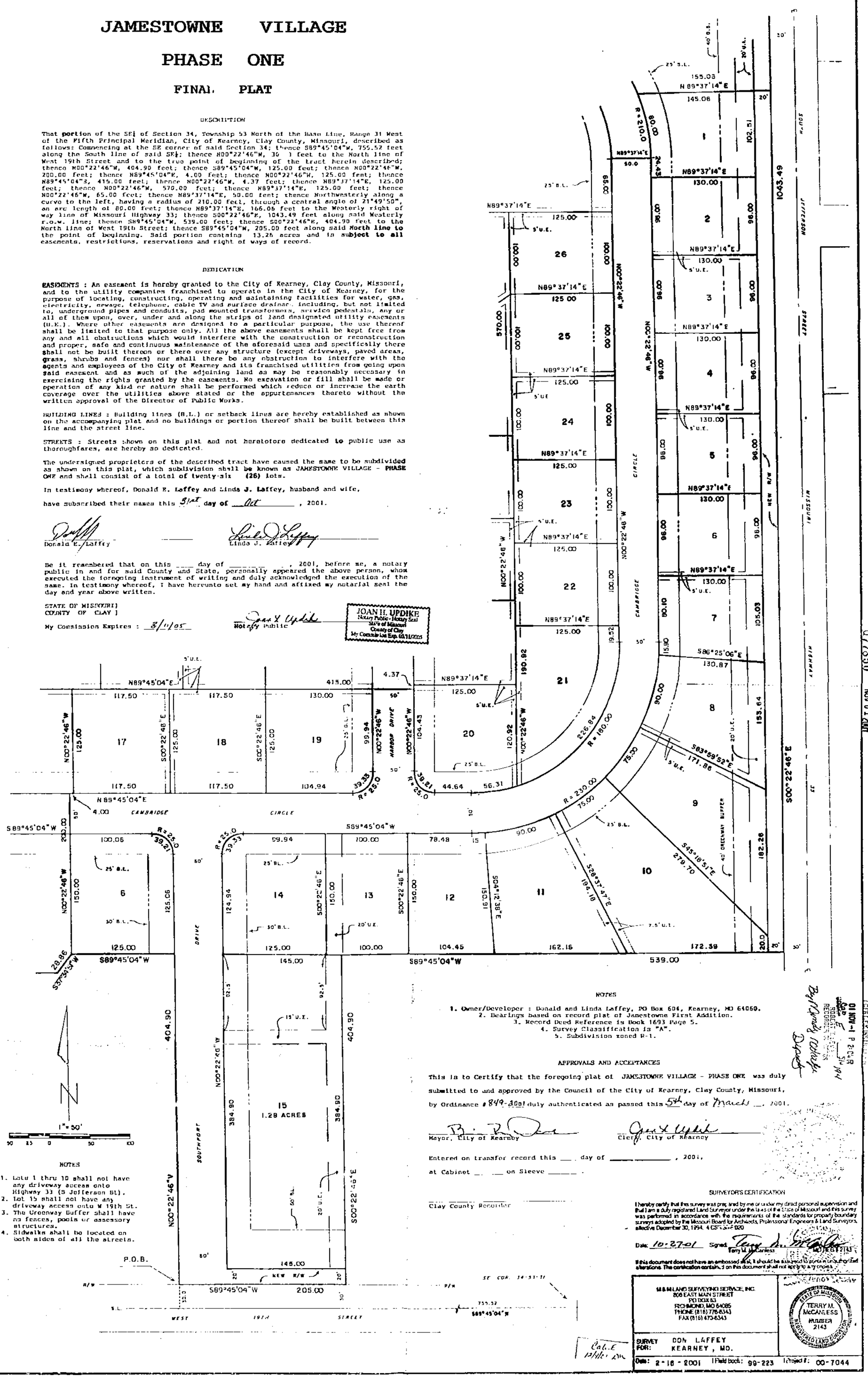
Donald E. Laffey Linda J. Laffey

Be it remembered that on this ____ day of _____, 2001, before me, a notary public in and for said County and State, personally appeared the above person, who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

STATE OF MISSOURI)
COUNTY OF CLAY)

My Commission Expires : 3/11/05 Notary Public

JOAN H. UPDIKE
Notary Public - Notary Seal
State of Missouri
County of Clay
My Commission Exp. 03/11/2005



NOTES

1. Owner/Developer : Donald and Linda Laffey, PO Box 604, Kearney, MO 64060.
2. Bearings based on record plat of Jamestowne First Addition.
3. Record Deed Reference is Book 1693 Page 5.
4. Survey Classification is "A".
5. Subdivision zoned R-1.

NOTES

1. Lots 1 thru 10 shall not have any driveway access onto Highway 33 (S Jefferson St).
2. Lot 15 shall not have any driveway access onto W 19th St.
3. The Greenway Buffer shall have no fences, pools or assessory structures.
4. Sidwalks shall be located on both sides of all the streets.

APPROVALS AND ACCEPTANCES

This is to Certify that the foregoing plat of JAMESTOWNE VILLAGE - PHASE ONE was duly submitted to and approved by the Council of the City of Kearney, Clay County, Missouri, by Ordinance #849-2001 duly authenticated as passed this 5th day of March, 2001.

Mayor, City of Kearney Clerk, City of Kearney

Entered on transfer record this ____ day of _____, 2001,

at Cabinet ___ on Sleeve _____.

Clay County Recorder

SURVEYORS CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Missouri and this survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers & Land Surveyors, effective December 30, 1994. 4 CSR 30-2.020

Date: 10-27-01 Signed: Terry M. McCanless

If this document does not have an embossed seal, it should be assumed to contain unauthorized alterations. The certification contains, if on this document shall not apply to any copies.

M & M LAND SURVEYING SERVICE, INC.
806 EAST MAIN STREET
PO BOX 63
RICHMOND, MO 64085
PHONE (816) 776-6343
FAX (816) 470-6343

STATE OF MISSOURI
TERRY M. McCANLESS
NUMBER 2143
REGISTERED LAND SURVEYOR

SURVEY FOR: DON LAFFEY
KEARNEY, MO.

Date: 2-16-2001 | Field book: 99-223 | Project #: 00-7044

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BOOK E SLIDE 194
RECORDER OF DEEDS
CLAY COUNTY, MISSOURI

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