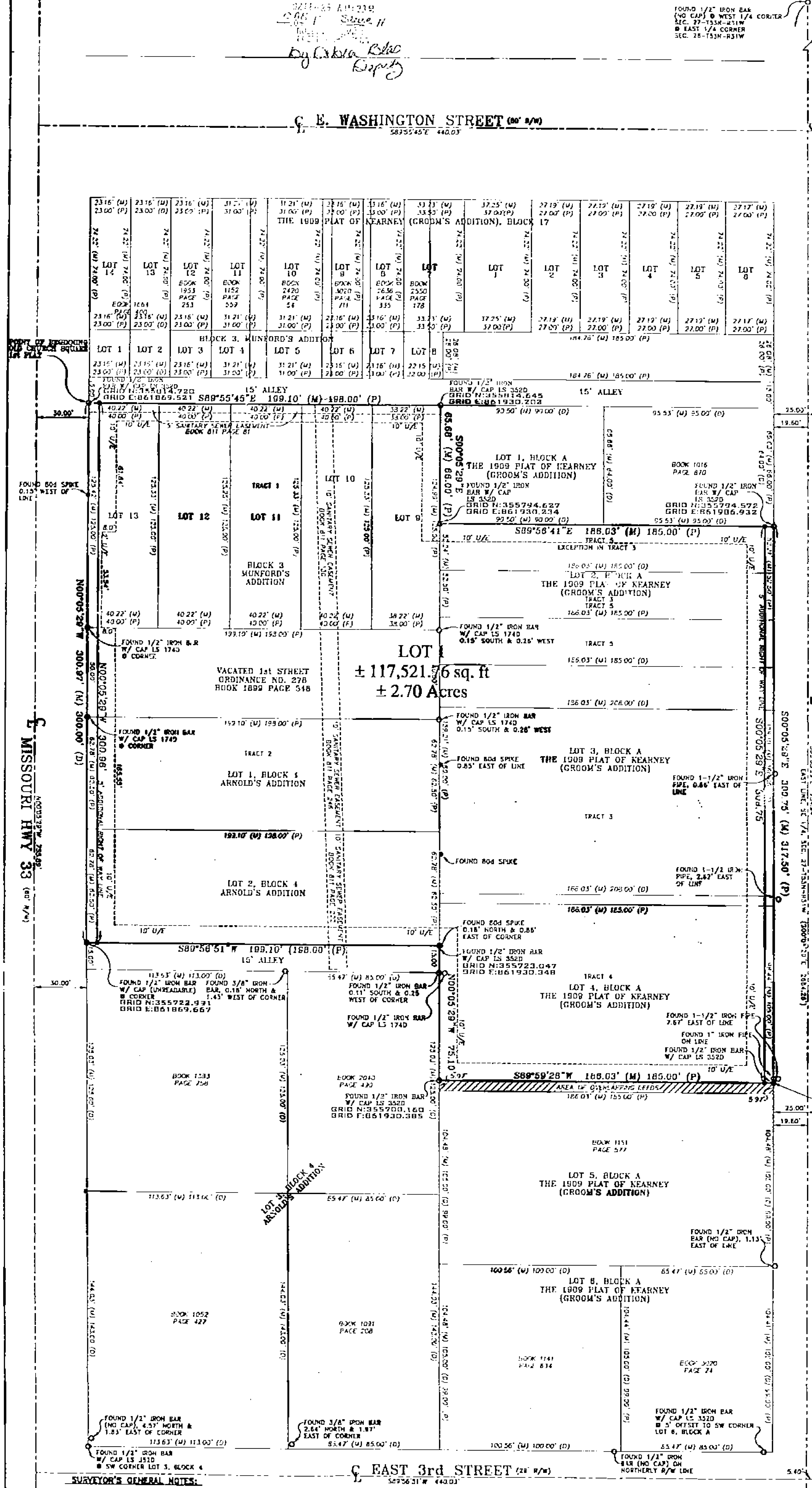
Clay County, Missouri
Land Survey Document



FINAL PLAT OF: OLD CHURCH PLAZA 1st PLAT

A Replat of:

LOTS 9,10,11,12 & 13, BLOCK 3
MUNFORD'S ADDITION
LOTS 1 & 2, BLOCK 4
ARNOLD'S ADDITION
LOTS 2, 3 & 4, BLOCK A
GROOM'S ADDITION
A Part of the Southeast Quarter
Section 27-T53N-R31W
KEARNEY, CLAY COUNTY, MISSOURI

Q98571
FEB 28 2002

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

BASIS OF BEARING:
THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, MISSOURI WEST ZONE

LEGEND:
○ Found monument as noted
● Set 1/2" Iron bar w/ cap LS 3520

LEGAL DESCRIPTION (OLD CHURCH PLAZA 1st PLAT)

A tract of land located in the Northeast quarter of the Southeast quarter of Section 27, Township 53 North of the Base Line, Range 31 West of the Fifth Principal Meridian,
ALSO
All of Lots 9, 10, 11, 12 and 13, Block 3, MUNFORD'S ADDITION, all of lots 1 and 2, Block 4, ARNOLD'S ADDITION and all of lots 2, 3 and 4, Block A, GROOM'S ADDITION, all being subdivisions in the City of Kearney, Clay County, Missouri and being more particularly described as follow:

Beginning at the Northwest corner of lot 13, Block 3 of said MUNFORD'S ADDITION, said point being on the Easterly right of way line of Missouri Highway No. 33 (Jefferson Street); thence South 89°55'45" East along the North line of said Lots 9, 10, 11, 12, and 13, a distance of 199.10 feet measured (198.00 feet plat) to the Northwest corner of said Lot 9 also being the Northwest corner of Lot 1, Block A of said GROOM'S ADDITION; thence South 00°05'29" East along the Westerly line of said Lot 1, Block A, and the Easterly line of said lot 9, Block 3, a distance of 65.68 feet measured (66.00 feet plat) to the Southwest corner of said Lot 1, Block A; thence South 89°56'41" East along the Southerly line of said Lot 1, Block A, a distance of 186.03 feet measured (185.00 feet plat) to a point on the Westerly right of way line of South Grove as now established, said point also being the Northeast corner of Lot 2, Block A of said GROOM'S ADDITION; thence South 00°05'29" East along said Westerly right of way line and the Easterly line of Lots 2, 3 and 4, Block A, GROOM'S ADDITION, a distance of 309.75 feet measured (317.50 feet plat) to the Southeast corner of said Lot 4, Block A; thence South 89°59'26" West along the Southerly line of said Lot 4, Block A, a distance of 186.03 feet measured (185.00 feet plat) to the Southwest corner of said Lot 4, Block A, said point also being on the Easterly line of Lot 3, Block 4, of said ARNOLD'S ADDITION; thence North 00°05'29" West along the Westerly line of said Lot 4, Block A and the Easterly line of said Lot 3, Block 4, a distance of 75.10 feet to the Southeast corner of Lot 2, Block 4 of said ARNOLD'S ADDITION; thence South 89°56'51" West along the Southerly line of said Lot 2, Block 4, a distance of 199.10 feet measured (198.00 feet plat) to a point on the Easterly right of way line of Missouri Highway No. 33 also know as Jefferson Street as now established, said point also being the Southwest corner of said Lot 2, Block 4; thence North 00°05'29" West along said Easterly right of way line and the Westerly line of Lots 1 and 2, Block 4, of said ARNOLD'S ADDITION and the Westerly line of Lot 13, Block 3, MUNFORD'S ADDITION, a distance of 300.97 feet measured (300.00 feet plat) to the Point of Beginning.

The above described tract contains 117,521.76 square feet, more or less, and is subject to all easements, restrictions, reservations and covenants, recorded or unrecorded, if any.

DEDICATION:
The undersigned proprietor 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 "OLD CHURCH PLAZA 1st PLAT".

EASEMENTS:
An easement is hereby granted to Kearney, Missouri for the purpose of locating, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV, and surface drainage, including but not limited to, underground pipes and conduit, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (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 thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstructions to interfere with the agents and employees of Kearney, Missouri, and its franchised utilities from going upon said easements and as much of the adjoining land as may be reasonably necessary in exercising the rights granted by such easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works, as to the utility easements and/or the Director of Water Services as to water main easements.

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

BUILDING LINES:
Building line 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 property line.

IN TESTIMONY WHEREOF:
~~Ron Piercy~~ Charles Small, a member of Dew Properties, LLC., has caused these presents to be signed this 13 day of February, 2002.

[signature]
~~Ron Piercy~~, member Charles Small

STATE OF MISSOURI }
} SS
COUNTY OF CLAY }

"NOTARY SEAL"
Annette Davis, Notary Public
Clay County, State of Missouri
My Commission Expires 9/21/2003

On this 13rd day of February, 2002, before me appeared ~~Ron Piercy~~ Charles Small a member of Dew Properties, LLC. a Missouri Limited Liability Corporation, known, who being duly sworn did say that he is a member of the aforementioned corporation, and that said instrument was signed by said member and that ~~Ron Piercy~~ Charles Small acknowledged said instrument to be his free act and deed.

IN TESTIMONY WHEREOF:
I have hereunto set my hand and affixed my notorial seal at my office in Clay County, Missouri, the day and year last above written.

My Commission Expires: 9/21/2003 [signature]
Notary Public

COUNCIL:
This is to certify that the within plat was duly submitted to and approved by the Council of Kearney, Clay County, Missouri by Ordinance No. 834-2002 duly authenticated as passed this 6th day of September 2002.

[signature] MAYOR
[signature] CITY CLERK

FOUND 1/2" IRON BAR (NO CAP) @ WEST 1/4 CORNER SEC. 27-T53N-R31W @ EAST 1/4 CORNER SEC. 26-T53N-R31W

FOUND 2" GAS PIPE W/ CAP @ SE CORNER SEC. 27-T53N-R31W @ SW CORNER SEC. 26-T53N-R31W

SURVEYOR'S GENERAL NOTES:

1). This plat was prepared from a prior survey from Logan & Assoc. Job No. 20-0775, dated April 05, 2000.

2). This survey is based on record documents, legal descriptions, and other information furnished by the client, and other information known to this surveyor. This surveyor has no knowledge of any other record documents which affects this tract.

3). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

4). The Title report was furnished by (Thomson Title Corporation) File No. 14954, Dated: March 03, 2000 @ 8:00 a.m.

5). Utility locations shown were scaled from maps provided by the various utility companies or maps provided by the client. If any construction or excavation is to be done in the area, it is the contractor's responsibility to call the MISSOURI ONE CALL SYSTEM (MISSOURI DIG RITE) (1-800-344-7483) for utility locations prior to any construction or excavation.

6). For the U.S. Department of Housing and Urban Development, Federal Insurance Administration, Flood Boundary and Floodway Map, Community Panel Number 290095 0005 B, Effective Date: July 17, 1978, this property does not lie within the 100 year flood boundary.

7). The subject property has a current Zone classification of Commercial (C), at the recording of this plat the Zone will be Planned Commercial (CP).

THIS PLAT IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN GREEN INK OF THE CERTIFYING PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY, that the plat of "OLD CHURCH PLAZA 1st PLAT", a subdivision is based on an actual survey made by me or under my direct supervision and that said plat 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. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying, and all the platting of subdivisions as established by the Missouri Board of Architects, Professional Engineers and Land Surveyors to the best of my professional knowledge and beliefs.

Date: 1-29-02
[signature]
Bob W. Stevens, PLS
Logan & Associates

LOGAN & ASSOCIATES, INC. Professional Engineers & Professional Land Surveyors 300 N. Church Road, Suite 100 Liberty, Missouri 64068 (816) 781-7626 Fax (816) 781-7483	Job No: 02-0118 Drawing Name: 02-0118.DWG Scale: 1"=40' Drawn By: E. BALEWA, LST Date: 8/08/2000 Check By: B. STEVENS, PLS Date: 1/22/02 Sheet No. 1 OF 1	**FINAL PLAT OF** **OLD CHURCH PLAZA 1st PLAT** Section 27, Township 53 North, Range 31 West Kearney, Clay County, Missouri	THIS SURVEY PREPARED FOR: DEW PROPERTIES, LLC KEARNEY, MO 64060

REV. NO.	REVISION DESCRIPTION	DATE	REV. BY
1	revised plat name and dates	1-22-02	DCP

http://www.ClayCoGov.com