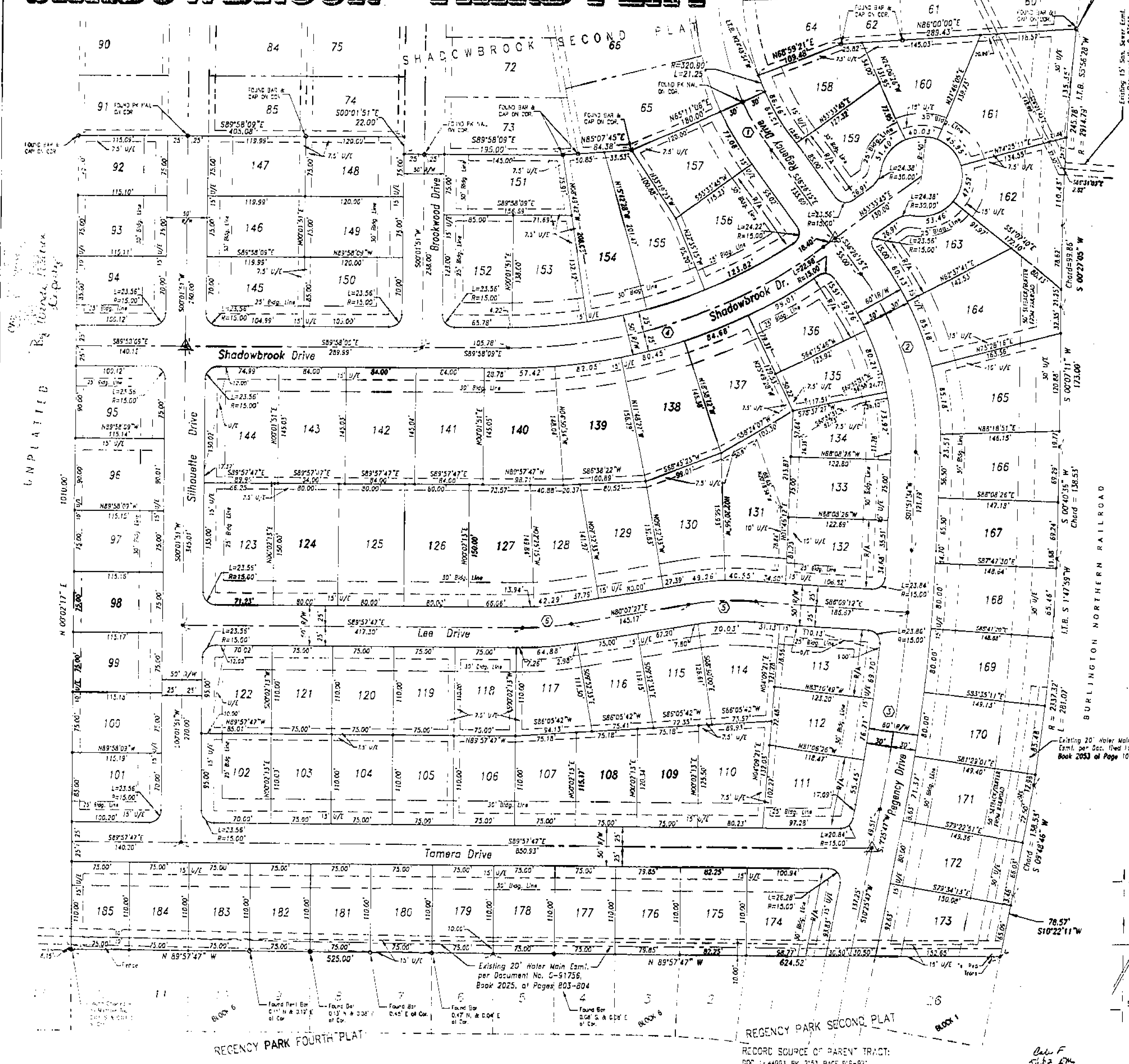
Clay County, Missouri
Land Survey Document

FINAL PLAT

SHADOWBROOK - THIRD PLAT

R06594 APR 1 9 2002



A tract of land lying in the Northeast Quarter of Section 34, Township 53, Range 31 and the Southeast Quarter of Section 34, Township 53, Range 31, all in Kearney, Clay County, Missouri, being more particularly described as follows:
Beginning at the Southeast Corner of Lot 60, SHADOWBROOK SECOND PLAT, a subdivision in Kearney, Clay County, Missouri, said point also being on the Westerly Right-of-Way Line of the Burlington Northern Railroad; thence southerly along said Westerly Right-of-Way, along a curve to the left having an initial tangent Bearing of South 5°56'28" West, a radius of 2914.79 feet and a central angle of 4°49'53", an arc length of 245.78 feet to a point of spiral, said point being 50.00 feet right of Centerline Station 1544+09.3 of said Railroad; thence in a southerly direction along a spiral to the left, having a chord bearing of South 0°27'05" West, and a chord distance of 99.85 feet to a point of tangency, said point being 50.00 feet right of Centerline Station 1545+08.3; thence South 0°07'11" West, 173.00 feet to a point of spiral, said point being 50.00 feet right of Centerline Station 1545+81.3; thence in a southerly direction along a spiral to the right, having a chord bearing of South 0°40'30" West, and a chord distance of 138.53 feet to a point of curve, said point being 50.00 feet right of Centerline Station 1548+21.3; thence in a southerly direction along a curve to the right having an initial Tangent Bearing of South 1°47'59" West, a radius of 2337.32 feet and a central angle of 6°53'24", an arc length of 281.07 feet to a point of spiral, said point being 50.00 feet right of Centerline Station 1551-05.4; thence in a Southerly direction along a spiral to the right, having a chord bearing of South 09°48'46" West, and a chord distance of 138.53 feet to a point of tangency, said point being 50.00 feet right of Centerline Station 1552+46.4; thence South 10°22'11" West, 78.57 feet to the Northeast corner of Lot 26, Block 1, REGENCY PARK SECOND PLAT, a subdivision in Kearney, Clay County, Missouri; thence departing said Westerly Right-of-way of Railroad and along the northerly lines of Lot 26, Block 1, and Lots 1, 2, 3, 4, and 5, Block 6 of said REGENCY PARK SECOND PLAT, North 89°57'47" West, 624.52 feet (Plat = South 89°55'18" West, 624.38 feet) to a point being the Northwest corner of said Lot 5, Block 6, said point also being the Northeast Corner of Lot 6, Block 6, REGENCY PARK FOURTH PLAT, a subdivision in Kearney, Clay County, Missouri; thence along the northerly lines of Lots 6, 7, 8, 9, 10, 11, and 12, Block 6 of said REGENCY PARK FOURTH PLAT, North 89°57'47" West, 525.00 feet (Plat = South 89°58'18" West, 525.00 feet) to the Northwest corner of said Lot 12, Block 6; thence North 0°02'17" East, 1010.00 feet to the Southwest corner of Lot 91, SHADOWBROOK SECOND PLAT, thence the following 8 courses back to the point of beginning along the Southerly line of SHADOWBROOK SECOND PLAT, South 89°58'09" East, 405.08 feet, to the Southeast corner of Lot 74, thence South 00°01'51" East, 22.00 feet; thence South 89°58'09" East, 195.00 feet; thence North 85°07'45" East, 84.38 feet; thence North 65°11'06" East, 180.00 feet; thence Northerly along a curve to the right having an initial Tangent Bearing of North 24°48'54" West, a radius of 320.00 feet and a central angle of 3°48'15", an arc length of 21.25 feet to the Southwest corner of Lot 64, thence North 68°59'21" East, 109.48 feet to the Southeast corner of Lot 64, thence North 86°00'00" East, 289.43 feet to the Point of Beginning. Containing 24.88 acres, more or less.

CURVE DATA

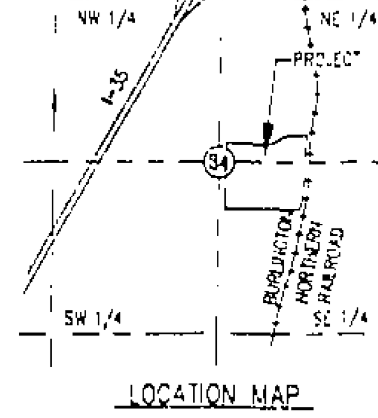
① R=350.00' L=71.00' Tan=35.62' Delta=11°37'21"	② R=350.00' L=233.94' Tan=121.53' Delta=38°17'48"	③ R=2150.00' L=321.58' Tan=161.10' Delta=08°34'13"
④ R=650.00' L=413.72' Tan=214.14' Delta=36°28'06"	⑤ R=322.00' L=83.82' Tan=42.15' Delta=15°43'20"	⑥ R=350.00' L=60.55' Tan=30.35' Delta=09°54'45"

NOTE: 50' SETBACK/BUFFER FROM RAILROAD. This strip reserved for the planting of trees or shrubs by the owner, the building of structures hereon is prohibited.

SIDEWALKS ARE REQUIRED ON BOTH SIDES OF ALL STREETS.

NOTE: "R/A" INDICATES "RESTRICTED ACCESS" LOTS 111, 113, 132, 136, 156, 159, 163, & 174 ARE RESTRICTED TO DRIVEWAY ACCESS FROM SIDE STREETS. ACCESS TO REGENCY DRIVE WILL NOT BE ALLOWED.

NOTE: SHADOWBROOK THIRD PLAT WILL BE CONSTRUCTED IN TWO PHASES.
PHASE I = LOTS 92-95, 111-113, & 132-174
PHASE II = LOTS 96-110, 114-131, & 175-185



LOCATION MAP
SECTION 34-53-31
KEARNEY, CLAY COUNTY, MO
1" = 2000'

NOTES:

THE BEARINGS ON THIS PLAT ARE BASED ON THE RECORDED PLAT OF "SHADOWBROOK - SECOND PLAT."

EASEMENT INFORMATION SHOWN HEREON WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE, FILE NO. 7612, DATED JULY 9, 1992, AND OTHER INFORMATION PREPARED BY THOMSON TITLE CORP. ONLY THOSE EASEMENTS WHICH AFFECT THIS TRACT ARE SHOWN.

ALL REAR LOT CORNERS SHALL BE MARKED WITH A 1/2" IRON BAR AND CAP. CURBS SHALL BE NOTCHED AT ALL PROPERTY LINE EXTENSIONS. PERMANENT MONUMENTS WILL BE SET AT THE CENTER OF INTERSECTION OF SILHOUETTE DRIVE AT SHADOWBROOK DRIVE, SHADOWBROOK DRIVE AT REGENCY DRIVE, AND REGENCY DRIVE AT TAMERA DRIVE.

APPROVED BY CLAY COUNTY ASSESSOR

BY ______
DATE ______

FILED FOR RECORD:
DOC. ______
BOOK ______
PAGE ______

THE UNDERSIGNED PROPRIETOR 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 AND PLAT SHALL HEREAFTER BE KNOWN AS "SHADOWBROOK - THIRD PLAT".

ALL THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED. AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF KEARNEY, MISSOURI AND ITS AGENTS AND ASSIGNS TO LOCATE CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, WATER, GAS, CABLE TELEVISION AND SEWER PIPES, POLES, WIRES AND ANCHORS AND ALL OR ANY OF THEM UPON THOSE AREAS DESIGNATED ON THIS PLAT BY THE WORDS "UTILITY EASEMENT" OR THE ABBREVIATION "U/E", OR AS OTHERWISE SPECIFICALLY DESIGNATED. BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT (INDICATED BY "BLDG. LINE" OR "B/L") AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE.

IN TESTIMONY WHEREOF, COUCHMAN CONSTRUCTION, INC. A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, THIS 5th DAY OF April A.D. 2002.

COUCHMAN CONSTRUCTION, INC.

BY: Gary Couchman, PRESIDENT ATTEST: [signature], SECRETARY

STATE OF MISSOURI }
COUNTY OF CLAY } SS:

ON THIS 5th DAY OF [illegible] A.D. 2002, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED [illegible], TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO BY ME BEING DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF COUCHMAN CONSTRUCTION, INC. A MISSOURI CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THE SAID [illegible] ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN [illegible] THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR CLAY COUNTY, MO

MY COMMISSION EXPIRES ______

CITY OF KEARNEY APPROVALS:

THIS IS TO CERTIFY THAT THE FOREGOING PLAT HAS BEEN APPROVED AND THE STREETS AND EASEMENTS SHOWN HEREON ARE ACCEPTED BY ORDINANCE NO. [illegible]

WITNESS THE HAND OF THE UNDERSIGNED MAYOR AND CITY CLERK AND THE SEAL OF SAID CITY THIS [illegible] DAY OF [illegible] A.D. 2001

MAYOR CITY CLERK

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE WITHIN PLAT OF "SHADOWBROOK - THIRD 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 ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS. I FURTHER CERTIFY THAT SAID SURVEY AND PLAT COMPLY WITH ALL STATE AND COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

BY: Fred Byam 4-5-2002
FRED BYAM, MISSOURI R.L.S. NO. 2579 DATE

STATE OF MISSOURI — LS-2579 — FRED BYAM — REGISTERED LAND SURVEYOR

OWNER:
GARY COUCHMAN
COUCHMAN CONSTRUCTION, INC.
1050 W. COUCHMAN DRIVE
KEARNEY, MO 64060
(816) 903-2003

BYAM ENGINEERING
3501 STERLING, OFFICE "C" (816)-252-3519
INDEPENDENCE, MO 64052 (FAX) 252-3100

FOR: COUCHMAN CONSTRUCTION, INC.		
Shadowbrook - 3rd Plat, Kearney, Clay County, Missouri		
DATE Sept. 12 2001	JOB NO. 99202 / SHEET 1 OF 1	ISSUE 3

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