Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ◊ LAND PLANNING ◊ CIVIL ENGINEERING
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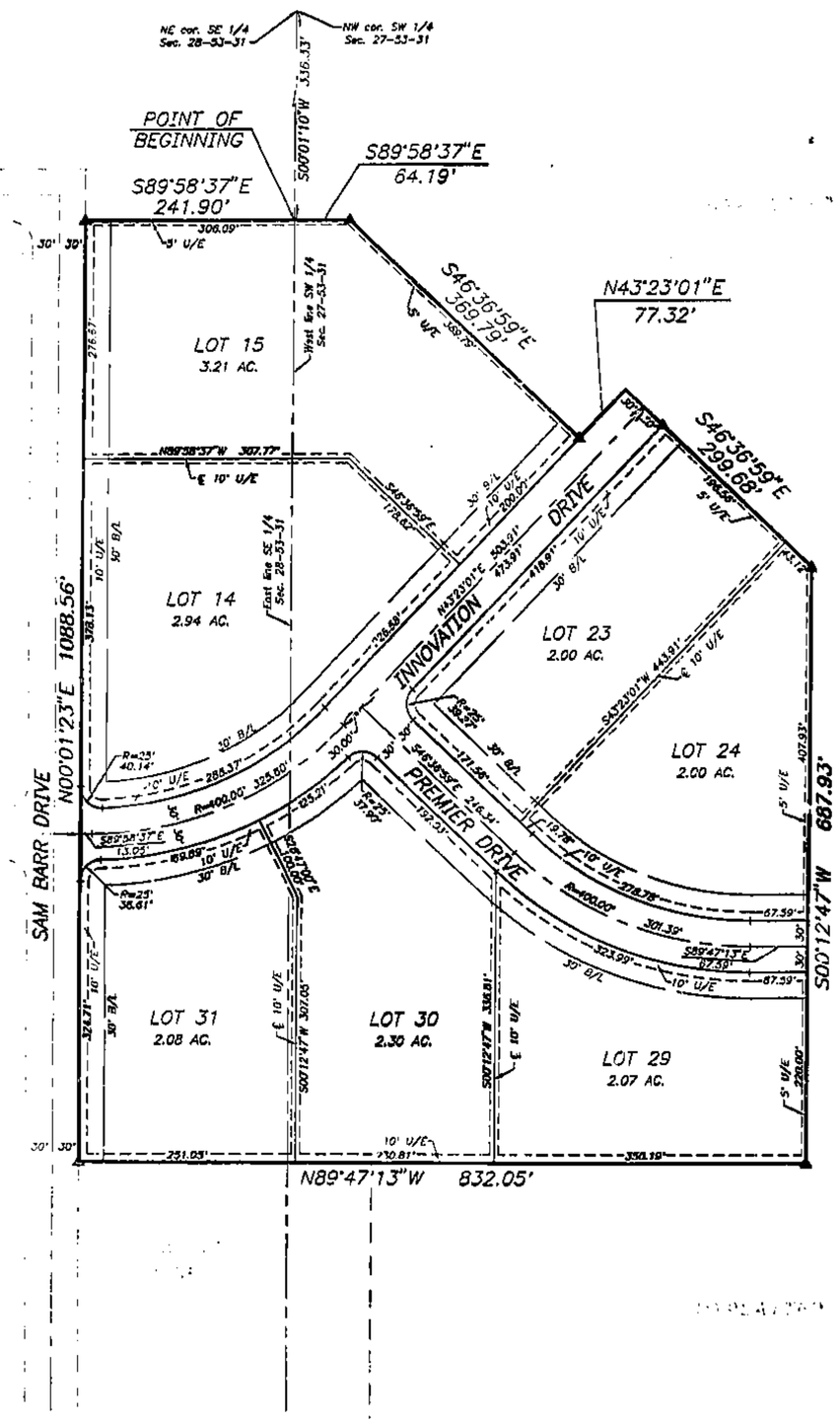
R31706
AUG 29 2002

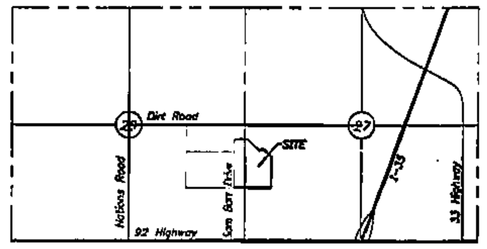
Cab F Slv 31
by Debra Glas Deputy

INNOVATION SECOND PLAT PHASE I

FINAL PLAT

A SUBDIVISION IN KEARNEY
Clay County, Missouri





Location Map

JOB NUMBER 37845

37845FPA.DWG

SCALE: 1" = 100'
100 50 0 100

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, in the City of Kearney, Clay County, Missouri described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 27, said point being also the Northwest corner of the Southeast Quarter of said Section 28; thence South 00 degrees 01 minutes 10 seconds West, along the West line of the Southwest Quarter of said Section 27, said line being also the East line of the Southeast Quarter of said Section 28, a distance of 316.33 feet to the Point of Beginning of the tract of land herein to be described; thence South 89 degrees 58 minutes 37 seconds East, a distance of 64.19 feet; thence South 46 degrees 36 minutes 59 seconds East, a distance of 369.79 feet; thence North 43 degrees 23 minutes 01 seconds East, a distance of 77.32 feet; thence South 46 degrees 36 minutes 59 seconds East, a distance of 299.68 feet; thence South 00 degrees 12 minutes 47 seconds West, a distance of 687.93 feet; thence North 89 degrees 47 minutes 13 seconds West, along the North line of WEST RIDGE BUSINESS CENTER, a subdivision of land in the City of Kearney, Clay County, Missouri and its East prolongation, a distance of 832.05 feet to the Northwest corner of said WEST RIDGE BUSINESS CENTER, said point being also 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 1088.56 feet; thence South 89 degrees 58 minutes 37 seconds East, a distance of 241.90 feet to the Point of Beginning. Said tract of land contains 18.59 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 "INNOVATION SECOND PLAT PHASE I".

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 designed 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 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.

IN TESTIMONY WHEREOF: NORTHLAND DEVELOPMENT CORPORATION, a Missouri Corporation, has caused this instrument to be signed by its President and its corporate seal to be affixed this 9th day of August, 2002.

NORTHLAND DEVELOPMENT CORPORATION

James Goss, President

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 9th day of August, 2002, before me appeared James Goss, to me personally known who being by me duly sworn did say that he is President of NORTHLAND DEVELOPMENT CORPORATION and that the seal affixed to this instrument is the corporate seal of said NORTHLAND DEVELOPMENT CORPORATION and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said James Goss acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: 9/21/2003

Annette Davis
NOTARY PUBLIC

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

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. 92-7.2001, duly authenticated as passed this 4th day of March 2002.

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

MAYOR:

CITY CLERK:

I hereby certify that the plat of INNOVATION SECOND PLAT PHASE I 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: 8-7-02

AYLETT NUMBER LS-2074
REGISTERED LAND SURVEYOR
STEPHEN A. AYLETT, (LS-2074)

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.

Prepared For:
NORTHLAND DEVELOPMENT CORPORATION
P.O. BOX 506
KEARNEY, MO. 64060
DATE: August 2, 2002

Cab. F
10/2/02