Clay County, Missouri
Land Survey Document

AYLETT SURVEY COMPANY
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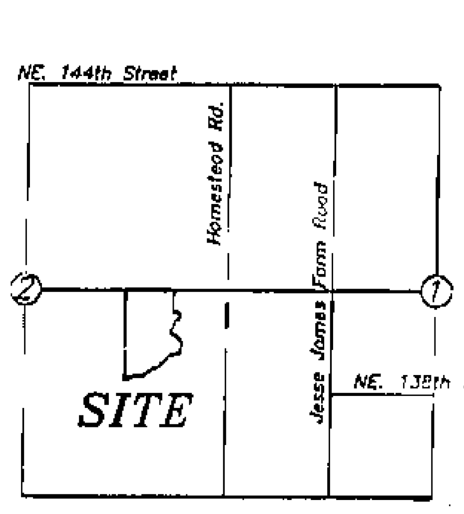
LAND SURVEYING ▫ LAND PLANNING ▫ CIVIL ENGINEERING

R55453
DEC 1 6 2002

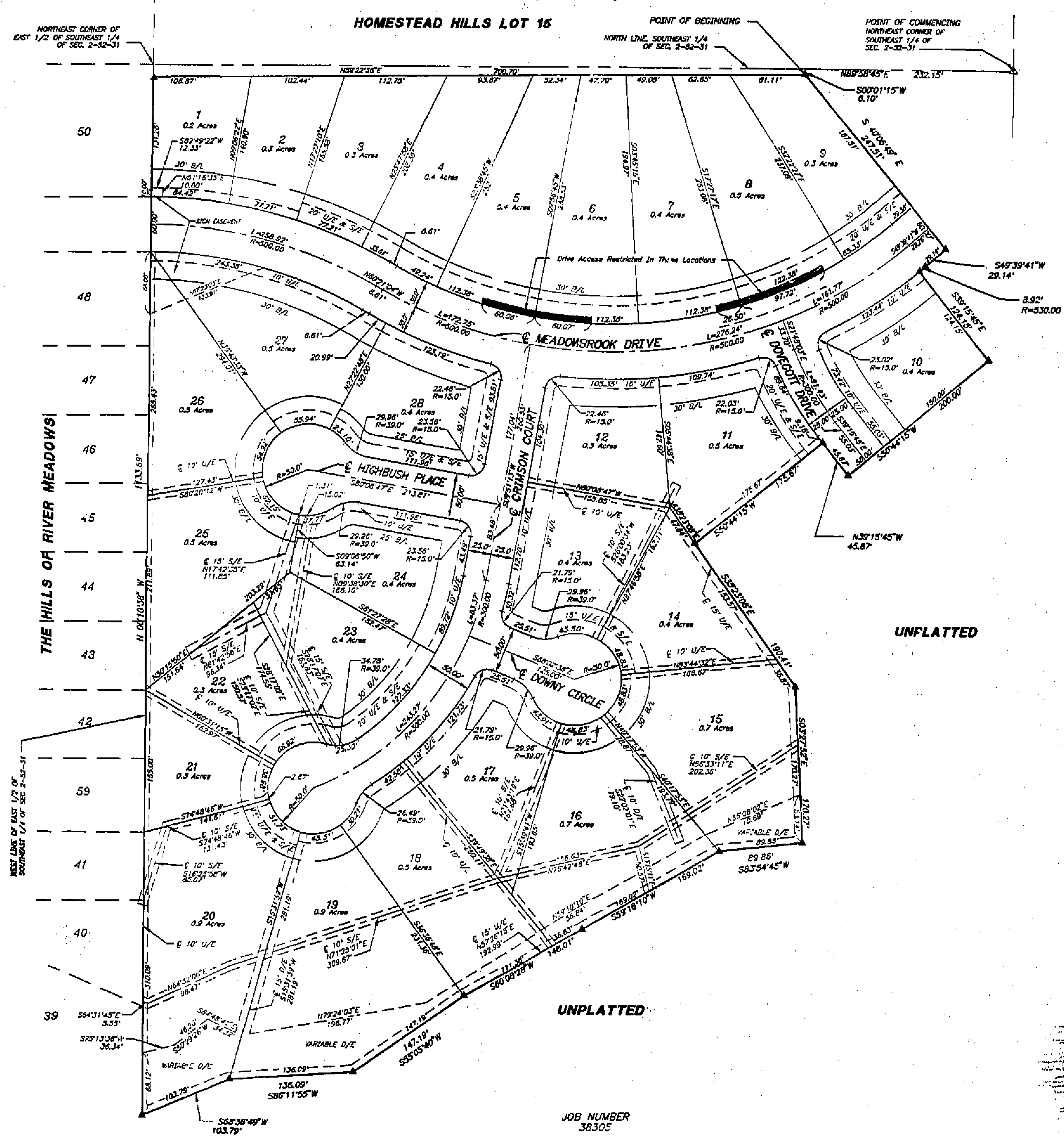
DOVECOTT FIRST PLAT

A SUBDIVISION IN KEARNEY
Clay County, Missouri



SEC. 1 & 2-52-31

Location Map



SCALE: 1" = 60'

60 30 0 60

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.

● Denotes 1/2" Rebars to be Set with Plastic Caps #2074

○ Denotes Existing Bar

NOTES:
1. Sidewalks are required on both sides of all streets. Per City regulations, Sidewalk on South side of Meadow Brook Drive shall be 5' in width.
2. Lots 27, 28, 12, 11, 10, 60, 64, 65, 90, and Tract A and B shall not have driveway access onto Meadowbrook Drive.
3. Parkland fee to be paid in lieu of parkland dedication.

I hereby certify that the plat of DOVECOTT 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: 12-10-02 ________ SAM AYLETT, LS-2074

STATE OF MISSOURI — SAM ANTHONY AYLETT — NUMBER LS-2074 — REGISTERED LAND SURVEYOR

CLAY COUNTY RECORDER
02 DEC 16 P 1:59
CAB F SLEEVE 49
By: Wendi Watson, Deputy

LEGAL DESCRIPTION:
All that part of the Southeast Quarter of Section 2, Township 52, Range 31, in the City of Kearney, Clay County, Missouri described as follows: Commencing at the Northeast corner of said Quarter Section; thence South 89 degrees 38 minutes 45 seconds West along the North line of said Quarter Section also being the South line of HOMESTEAD HILLS, a subdivision of land in the City of Kearney, Clay County, Missouri, a distance of 610.03 feet; thence South 0 degrees 01 minutes 15 seconds West, a distance of 6.10 feet to the Point of Beginning of the tract of land herein to be described; thence South 40 degrees 08 minutes 49 seconds East, a distance of 247.52 feet; thence South 49 degrees 39 minutes 41 seconds West, a distance of 29.14 feet; thence Southwesterly along a curve to the right, being tangent to the last described course, having a radius of 530.00 feet, an arc distance of 8.92 feet; thence South 39 degrees 15 minutes 45 seconds West, a distance of 124.15 feet; thence South 50 degrees 44 minutes 15 seconds West, a distance of 200.00 feet; thence North 39 degrees 15 minutes 45 seconds East, a distance of 45.87 feet; thence South 30 degrees 44 minutes 15 seconds West, a distance of 175.67 feet; thence South 35 degrees 23 minutes 08 seconds East, a distance of 190.44 feet; thence South 3 degrees 27 minutes 52 seconds East, a distance of 170.27 feet; thence South 83 degrees 54 minutes 45 seconds West, a distance of 89.86 feet, thence South 59 degrees 18 minutes 10 seconds West, a distance of 169.02 feet; thence South 60 degrees 08 minutes 28 seconds West, a distance of 148.01 feet; thence South 55 degrees 05 minutes 40 seconds West, a distance of 147.19 feet, thence South 86 degrees 11 minutes 55 seconds West, a distance of 136.09 feet; thence South 88 degrees 36 minutes 49 seconds West, a distance of 103.79 feet to the West line of the East half of the Southeast Quarter of said Section 2; thence North 0 degrees 10 minutes 38 seconds West along the West line of the East half of said Quarter Section, also being the East line, and its Southerly prolongation thereof, of THE HILLS OF RIVER MEADOWS, a subdivision of land in the City of Kearney, Clay County, Missouri, a distance of 1133.69 feet; thence North 89 degrees 22 minutes 36 seconds East, a distance of 706.70 feet to the Point of Beginning. Said tract contains 16.95 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 "DOVECOTT FIRST PLAT".

EASEMENTS DEDICATION: An easement is hereby granted to city of Kearney in Clay County, Missouri, as trustee for the public 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 as utility easements (U/E). Where others 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, 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 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 easement. 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 Community Development Director for the city of Kearney.

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.

IN TESTIMONY WHEREOF: Mark Pederson, has caused these presents to be signed this 10th day of December, 2002.

MARK PEDERSON HOMES, LLC.

____
Mark Pederson, Member

STATE OF MISSOURI
COUNTY OF Clay } s.s.

On this 10th day of December, 2002, before me appeared Mark Pederson to me personally known who being by me duly sworn did say that he is a Member of MARK PEDERSON HOMES, LLC. and that the seal affixed to this instrument is the corporate seal of said MARK PEDERSON HOMES, LLC. and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Mark Pederson 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"

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. ________ duly authenticated as passed this 5th day of ________ 2002. Witness the hand of the undersigned Mayor and City Clerk and the Seal of said City of Kearney, Missouri.

________ MAYOR ________ CITY CLERK

SEAL OF THE CITY OF KEARNEY

Prepared For:
MARK PEDERSON HOMES, LLC.
PO BOX 485
Kearney, MO 64060
(816) 517-4063

DATE: December 10, 2002

JOB NUMBER
38305

http://www.ClayCoGov.com