Clay County, Missouri
Land Survey Document

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STATE OF MO
CLAY COUNTY
I CERTIFY INSTR. REC'D
2003 JUN 19 P 2:15
ROBERT T. SPINER
RECORDER OF DEEDS

R99539

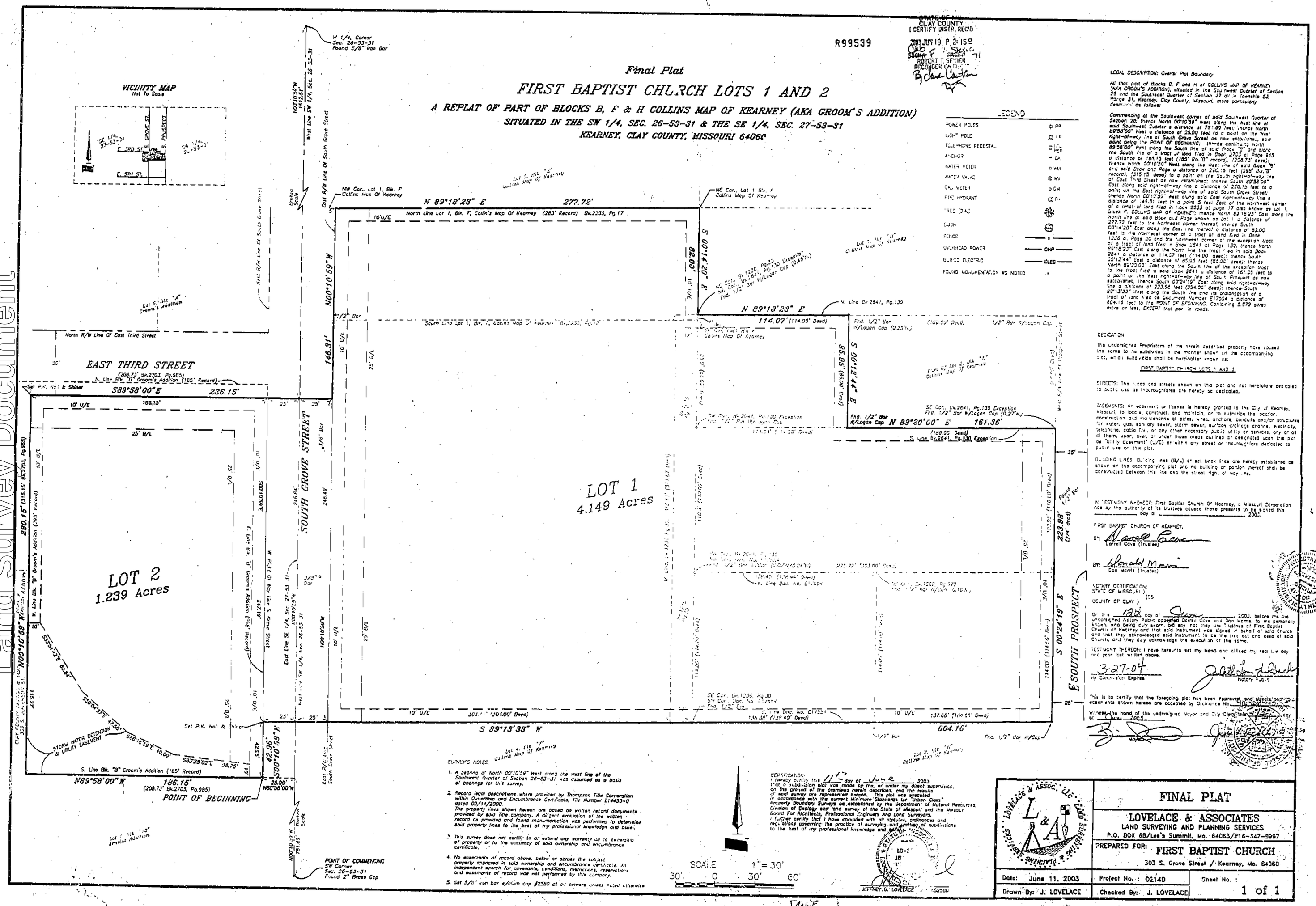
Final Plat

FIRST BAPTIST CHURCH LOTS 1 AND 2

A REPLAT OF PART OF BLOCKS B, F & H COLLINS MAP OF KEARNEY (AKA GROOM'S ADDITION)

SITUATED IN THE SW 1/4, SEC. 26-53-31 & THE SE 1/4, SEC. 27-53-31

KEARNEY, CLAY COUNTY, MISSOURI 64060



LEGAL DESCRIPTION: Overall Plat Boundary

All that part of Blocks B, F and H of COLLINS MAP OF KEARNEY (AKA GROOM'S ADDITION), situated in the Southwest Quarter of Section 26 and the Southeast Quarter of Section 27 all in Township 53, Range 31, Kearney, Clay County, Missouri, more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter of Section 26, thence North 00°10'59" West along the West line of said Southwest Quarter a distance of 781.69 feet; thence North 89°58'00" West a distance of 25.00 feet to a point on the West right-of-way line of South Grove Street as now established, said point being the POINT OF BEGINNING; thence continuing North 89°58'00" West along the South line of said Block "B" and along the South line of a tract of land filed in Book 2703 at Page 925 a distance of 186.15 feet (185' Bk."B" record), (208.73' deed); thence North 00°10'59" West along the West line of said Block "B" and said Book and Page a distance of 290.15 feet (299' Bk."B" record), (315.15' deed) to a point on the South right-of-way line of East Third Street as now established; thence South 89°58'00" East along said right-of-way line a distance of 236.15 feet to a point on the East right-of-way line of said South Grove Street; thence North 00°10'59" West along said East right-of-way line a distance of 146.31 feet in a point 5 feet East of the Northwest corner of a tract of land filed in Book 2325 at page 17 deed shown as Lot 1, Block F, COLLINS MAP OF KEARNEY; thence North 89°18'23" East along the North line of said Book and Page shown as Lot 1 a distance of 277.72 feet to the northeast corner thereof; thence South 00°14'20" East along the East line thereof a distance of 82.00 feet to the northeast corner of a tract of land filed in Book 1226 at Page 30 and the northwest corner of the exception tract of a tract of land filed in Book 2641 at Page 130; thence North 89°18'23" East along the North line the tract as in said Book 2641 a distance of 114.07 feet (114.00 deed); thence South 00°12'44" East a distance of 85.55 feet (85.00' deed); thence North 89°20'00" East along the South line of the exception tract to the tract filed in said Book 2641 a distance of 161.36 feet to a point on the West right-of-way line of South Prospect as now established; thence South 00°24'19" East along said right-of-way line a distance of 223.98 feet (224.00' deed); thence South 89°13'33" West along the South line and the prolongation of a tract of land filed as Document Number C17554 a distance of 604.15 feet to the POINT OF BEGINNING. Containing 5.372 acres more or less, EXCEPT that part in roads.

DEDICATION:

The undersigned Proprietors of the herein described property have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as:

PART BAPTIST CHURCH LOTS 1 AND 2

STREETS: The roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

EASEMENTS: An easement or license is hereby granted to the City of Kearney, Missouri, to locate, construct, and maintain, or to authorize the location, construction and maintenance of poles, wires, anchors, conduits and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage drains, electricity, telephone, cable T.V., or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Easement" (U/E) or within any street or thoroughfare dedicated to public use on this plat.

BUILDING LINES: Building lines (B/L) or set back lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right of way line.

IN TESTIMONY WHEREOF: First Baptist Church Of Kearney, a Missouri Corporation has by the authority of its trustees caused these presents to be signed this _____ day of _____, 2003.

FIRST BAPTIST CHURCH OF KEARNEY,

BY: _____
Darrell Cove (Trustee)

BY: _____
Don Morris (Trustee)

NOTARY CERTIFICATION:
STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

On this 13th day of June, 2003, before me the undersigned Notary Public appeared Darrell Cove and Don Morris, to me personally known, who being duly sworn, did say that they are Trustees of First Baptist Church of Kearney and that said instrument was signed in behalf of said Church and that they acknowledge said instrument to be the free act and deed of said Church, and they duly acknowledge the execution of the same.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my seal the day and year last written above.

3-27-04
My Commission Expires

_____
Notary Public

This is to certify that the foregoing plat has been approved and streets and/or easements shown hereon are accepted by Ordinance No. _____

Witness the hand of the undersigned Mayor and City Clerk this 17th day of June, 2003.

_____ Mayor

_____ City Clerk

SURVEY'S NOTES:

1. A bearing of North 00°10'59" West along the West line of the Southwest Quarter of Section 26-53-31 was assumed as a basis of bearings for this survey.
2. Record legal descriptions where provided by Thompson Title Corporation within Guaranty and Encumbrance Certificate, File Number L14453-0 dated 03/14/2000. The property lines shown hereon are based on written record documents provided by said Title company. A diligent evaluation of the written record as provided and found monumentation was performed to determine said property lines to the best of my professional knowledge and belief.
3. This survey does not certify to or extend any warranty as to ownership of property or to the accuracy of said ownership and encumbrance certificate.
4. No easements of record above, below or across the subject property appeared in said ownership and encumbrance certificate. An independent search for covenants, conditions, restrictions, reservations and easements of record was not performed by this company.
5. Set 5/8" iron bar w/plum cap #2580 at all corners unless noted otherwise.

CERTIFICATION:
I hereby certify this 11th day of June, 2003 that a subdivision plat was made by me, or under my direct supervision, on the ground of the premises herein described, and the results of said survey are represented hereon. This plat was executed in accordance with the current Minimum Standards for "Urban Class" Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land survey of the State of Missouri and 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 platting of subdivisions to the best of my professional knowledge and belief.

JEFFREY G. LOVELACE

SCALE 1" = 30'
30' 0 30' 60'

LOVELACE & ASSOC., LLC. LAND SURVEYING

FINAL PLAT

LOVELACE & ASSOCIATES
LAND SURVEYING AND PLANNING SERVICES
P.O. BOX 68/Lee's Summit, Mo. 64063/816-347-9997

PREPARED FOR: **FIRST BAPTIST CHURCH**
303 S. Grove Street / Kearney, Mo. 64060

Date: June 11, 2003	Project No.: 02149	Sheet No.: 1 of 1
Drawn By: J. LOVELACE	Checked By: J. LOVELACE	