Clay County, Missouri
Land Survey Document

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STATE OF MO
CLAY COUNTY
I CERTIFY THIS TR. REC'D
$73231
2004 MAY 26 P 2:09 R
BOOK F SLV PAGE 127
ROBERT L. SCHIEIT
RECORDER OF DEEDS
by Jessica Can
Deputy

# LONG ACRES

## LOT SPLIT

## KEARNEY, CLAY COUNTY, MISSOURI

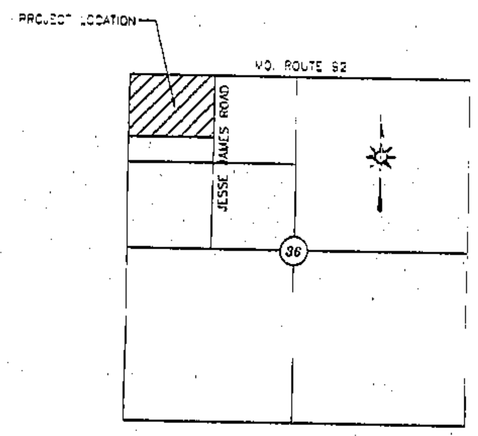
0' 120' 240' 360'

PROPERTY DESCRIPTION:
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 53 NORTH, RANGE 31 WEST, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, 217.34 FEET; THENCE DEPARTING FROM SAID NORTH LINE SOUTH 01°09'30" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE 92 AS NOW ESTABLISHED, TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89°57'21" EAST, A DISTANCE OF 246.88 FEET; THENCE SOUTH 89°30'26" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 71.56 FEET; THENCE SOUTH 87°49'07" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 570.40 FEET; THENCE SOUTH 87°49'10" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 100.07 FEET; THENCE SOUTH 47°10'25" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 118.95 FEET TO THE WEST RIGHT-OF-WAY LINE OF JESSE JAMES ROAD AS NOW ESTABLISHED; THENCE SOUTH 01°22'02" WEST ALONG SAID WEST LINE AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 817.84 FEET; THENCE SOUTH 89°51'02" WEST, A DISTANCE OF 1070.67 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 01°09'30" EAST ALONG SAID WEST LINE, A DISTANCE OF 952.02 FEET TO THE TRUE POINT OF BEGINNING.

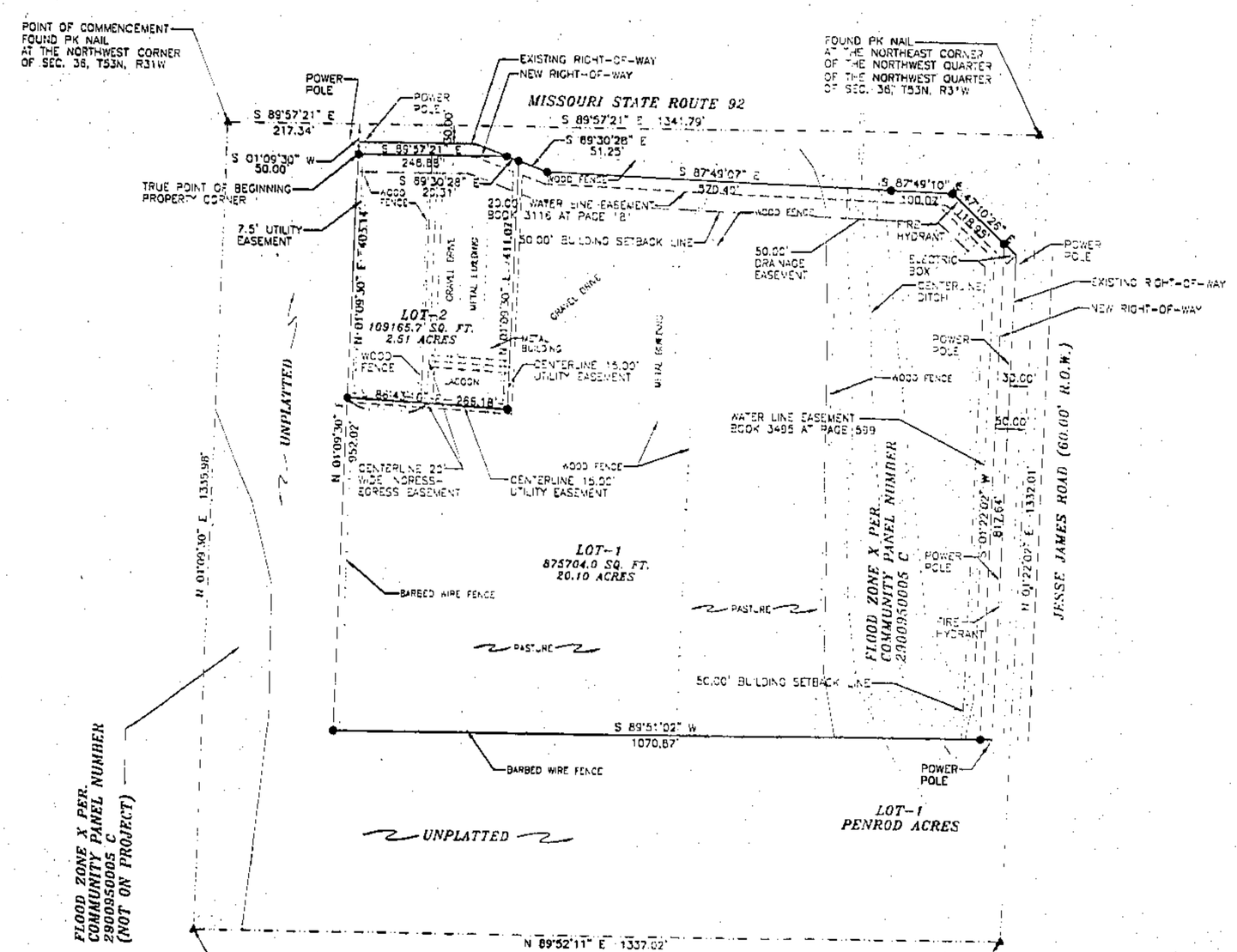
### LEGEND

These standard symbols will be found in the drawing.

- SET 1/2" RON BAR WITH CAP AT PROPERTY CORNER STAMPED LS 2000147874




LOCATION MAP
36-53-31
NOT TO SCALE




FLOOD ZONE X PER COMMUNITY PANEL NUMBER 290095C0005 C (NOT ON PROJECT)

DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "LONG ACRES".

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.

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, MAINTENANCE AND USE OF CONDUITS FOR ALL AND ANY PURPOSE, WATER, GAS, SANITARY AND STORM SEWERS, POLES, SIGNS, WIRES AND ANCHORS OR ALL OR ANY OF THEM, OVER, UNDER, ALONG THE STRIPS OF LAND OUTLINED ON THIS PLAT AND DESIGNATED BY THE WORDS "UTILITY EASEMENT, DRAINAGE EASEMENT, NONUSE EASEMENT".

STREETS: THE STREET SHOWN ON THIS PLAT AND NOT HEREFOREMORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETORS OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 28th DAY OF May 2004.

LONG ACRES, OF KEARNEY, CLAY COUNTY, MISSOURI

JAMES R. LONG ATTEST: Jon Burkhart

STATE OF MISSOURI
COUNTY OF CLAY } S.S.

ON THIS 19th DAY OF May 2004, BEFORE ME APPEARED JAMES R. LONG, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE SOLE OWNER OF THE TRACT OF LAND DESCRIBED ON THE FACE OF THIS SURVEY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES 12/17/05 NOTARY PUBLIC JONNA FRANTZESKOS PRINT NAME

WADE WAGONER
COMMUNITY DEVELOPMENT DIRECTOR

KATHY WHIPPLE
PLANNING AND ZONING COMMISSION CHAIRWOMAN

STATE OF MISSOURI MICHAEL A. NELSON NUMBER 2000147874 LAND SURVEYOR

### SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MISSOURI AND THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, EFFECTIVE SEPTEMBER, 2000. 4 CSR 30-16.030

DEVELOPMENT PROPOSED BY:
JAMES R. LONG
19615 HIGHWAY 92 EAST
KEARNEY, MISSOURI 64060
816-635-8616

Prepared By

NELSON LAND SURVEYING INC.
PO BOX 47 Kearney, Mo. 64060 (816)903-2500
Email address: nelsonlandsurveying@email.com

NOTES

THE WORD "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THE LOCATION AND/OR EXISTANCE OF UTILITY SERVICE LINES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN HEREON.

SURVEY CLASSIFICATION IS: "C"

BASIS OF BEARINGS: WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 53 NORTH, RANGE 31 WEST HAVING A BEARING OF N1°09'30"E

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY NELSON LAND SURVEYING INC. AND AS SUCH, WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ELEVATIONS SHOWN HEREON ARE BAISED FROM U.S.G.S. KEARNEY QUADRANGLE.

MICHAEL A. NELSON, MO. L.S. NO. 2000147874

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

| LOT SPLIT | | |
|---|---|---|
| DRAWN | DATE | FOR: |
| MAN | 12/05/03 | JAMES |
| APPROVED | DATE | R. |
| NLS | 04/26/04 | LONG |
| SCALE | SHEET | PROJECT NO. |
| 1" = 120' | 1 | 2003181 |