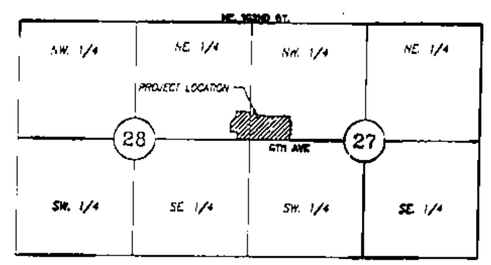
Clay County, Missouri
Land Survey Document

FINAL PLAT
CEDAR WOOD FIRST PLAT
KEARNEY, CLAY COUNTY, MISSOURI
NW. 1/4 Sec. 27, Twp. 53N, Rge. 31W &
NE. 1/4 Sec. 28, Twp. 53N, Rge. 31W

DESCRIPTION:

A tract of land **in the Northwest Quarter** of Section **27** and the **Northeast Quarter** of Section **28**, all in **Township 53N, Range** 31W in Kearney, Clay County, Missouri, more particularly described as follows:
Commencing at the Southeast corner of the Northeast Quarter of Section 28; thence North 00 degrees, 33 minutes, 35 seconds West, along the East line of the Northeast Quarter, 20.00 feet to the existing North Right-Of-Way line of Sixth Avenue and the Point of Beginning; thence North 89 degrees, 45 minutes, 14 seconds West, along the North Right-Of-Way line of Sixth Avenue, parallel and 20 feet North of the South line of the Northeast Quarter, 301.67 feet; thence North 00 degrees, 01 minutes, 23 seconds East, 163.19 feet, to a point of tangency; thence on a curve to the right having a radius of 1030.00 feet, and an arc length of 6.51 feet; thence North 89 degrees, 45 minutes, 14 seconds West, 154.36 feet; thence North 00 degrees, 15 minutes, 21 seconds East, 206.48 feet; thence North 33 degrees, 36 minutes, 52 seconds East, 172.91 feet; thence North 12 degrees, 45 minutes, 23 seconds East, 150.00 feet; thence South 77 degrees, 13 minutes, 37 seconds East, 110.00 feet; thence North 12 degrees, 46 minutes, 23 seconds East, 35.45 feet; thence South 77 degrees, 13 minutes, 37 seconds East, 54.44 feet; thence South 76 degrees, 24 minutes, 37 seconds East, 295.96 feet; thence South 84 degrees, 13 minutes, 13 seconds East, 161.52 feet; thence South 89 degrees, 35 minutes, 28 seconds East, **95.50** feet; thence North 00 degrees, 23 minutes, 32 seconds East, 2.18 feet; thence South 89 degrees, 36 minutes, 28 **seconds** East, 164.51 feet; thence South 86 degrees, 07 minutes, 52 seconds East, 226.93 feet; thence South 89 degrees, 35 minutes, 28 seconds East, 56.99 feet; thence South 00 degrees, 23 minutes, 32 seconds West, 110.00 feet; thence **South** 89 degrees, 36 minutes, 28 seconds East, 30.46 feet; thence South 00 degrees, 23 minutes, 32 seconds West, 320.00 **feet;** thence North 89 degrees, 35 minutes, 28 seconds West, 20.46 feet; thence South 00 degrees, 23 minutes, 32 seconds **West,** 120.00 feet, to the existing North Right-Of-Way line of Sixth Avenue; thence North 89 degrees, 36 minutes, 28 seconds West, along the North Right-Of-Way line of Sixth Avenue, parallel and 20 feet North of the South line of the Northwest **Quarter of Section 27, 929.55 feet, to the POINT OF BEGINNING, containing 18.20 acres, more or less.**



LOCATION MAP
Sec. 27 & 28 Twp. 53 Rng. 31
(Not to Scale)

DEDICATION: The undersigned proprietor of the property described hereon has caused the same to be subdivided in the manner shown on this plat, which subdivision and plat shall hereafter be known as CEDAR WOOD FIRST PLAT. It shall be designated by the sufficient description of the lots shown on this plat, to designate the same by the number which appears near the center of said Lots, followed by the words CEDAR WOOD FIRST PLAT.

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 or any purpose: water, gas, sanitary and storm sewers, poles, wires and anchors or any of them, over, under, and along the strips of land outlined on this plat and designated by the words "Utility Easement" or "U/E" or "Drainage Easement" or "D/E".

STREETS: The streets shown on this plat and not heretofore dedicated to public use 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: ROBERTSON PROPERTIES, INC., a Missouri Corporation, has, by authority of its Board of Directors, caused these presents to be signed by its President, attested by its Secretary and its Corporate Seal to be hereto affixed this 24th day of September, 2004.

ROBERTSON PROPERTIES, INC.

James D. Robertson
President

William J. Wiemann
Secretary

Be it remembered that on this 24th day of September, 2004, before me, a Notary Public, appeared James D. Robertson, to me personally known, who being by me duly sworn, did say that he is President of ROBERTSON PROPERTIES, INC., a Missouri Corporation, and that the Seal affixed to the foregoing instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said James D. Robertson acknowledged said instrument to be the free act and deed of said Corporation.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in said County and State above written on the day and year above written.

My Commission Expires: May 4, 2006

Jacqueline Rapchun - Notary Public
Notary Seal for State of Missouri - Clay County
My Commission Expires 5/4/2006

This is to certify that the foregoing plat has been approved, and the streets **and** easements shown hereon are accepted by Ordinance No. 924-2004

Witness the hand of the undersigned Mayor and City Clerk this 2nd day of January, 20__.

Mayor

City Clerk

DEVELOPER:

ROBERTSON PROPERTIES, INC.
P.O. Box 165
Liberty, MO 64068

SURVEYOR'S CERTIFICATION: I hereby certify that the plat of CEDAR WOOD 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 an urban property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. 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 at this time.

STATE OF MISSOURI
RONALD E. SCHROER
NUMBER 2569
PROFESSIONAL LAND SURVEYOR

Ronald E. Schroer, MO LS No. 2569

Signature and stamp in blue ink indicates an original signed copy by this surveyor, any other color is not an original copy.

BY	REVISION	DATE:
RES	REVISED AND RESUBMITTED TO CITY	09-15-04
RES	AS SUBMITTED TO THE CITY	10-31-03

P.O. BOX 754
2120 W. COLLEGE
SUITE G
LIBERTY, MO. 64069
816-781-4200
FAX 792-3666

Akin, Gordon & Cowger
Engineers & Land Surveyors

DRAWING NO.
2 OF 2

http://www.ClayCoGov.com