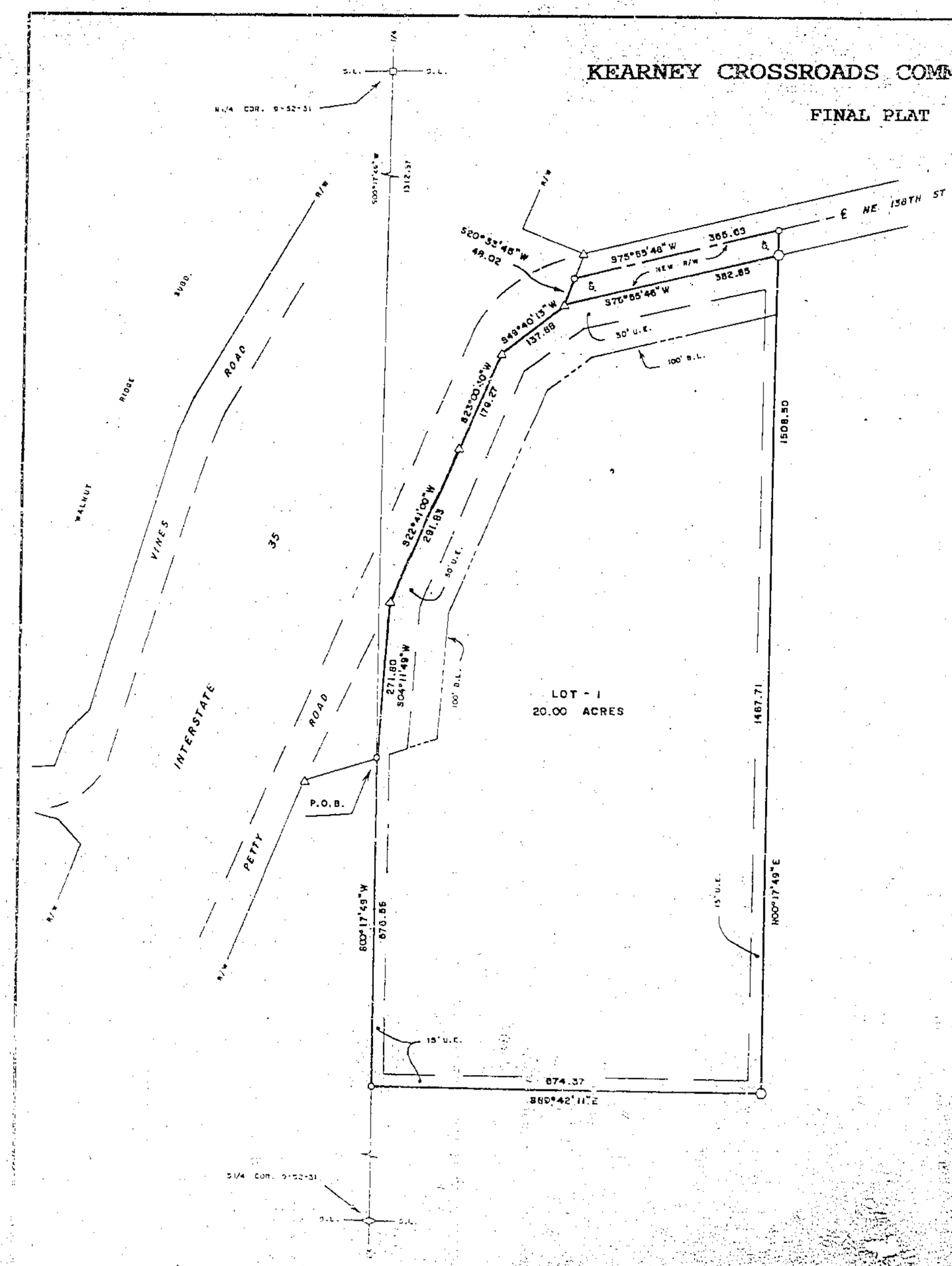
Clay County, Missouri
Land Survey Document

# KEARNEY CROSSROADS COMMUNITY CHURCH

## FINAL PLAT

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Grantor KEARNEY CROSSROADS COMMUNITY CHURCH
Grantee KEARNEY CROSSROADS COMMUNITY CHURCH
RECORDER OF DEEDS CLAY COUNTY, MO
Robert T Sevier, Recorder

1" = 100'

100 50 0 100 200

- STONE FOUND
- 3/8" BAR FOUND
- R/W MARKER FOUND
- 5/8" BAR SET
- 1/2" BAR SET

### NOTES

1. Owner: James M. Thomason, 2424 SW Winterwood Court, Lee's Summit, MO 64081.
2. Developer: Jeff Price and Kearney Crossroads Community Church, 19700 NE 138th Street, Kearney, MO 64060.
3. Record deed reference is Book 3861 Page 896.
4. Survey accuracy standard is type rural.
5. Bearings are Missouri State Plane Coordinate System - West Zone, based on Clay County monument CL-28 in CL-26 as. (N21°49'46"E).
6. Subdivision is in Flood Zone "X" (NOT in a flood plain) per FIRM Community Panel Number 2900840050 B, Map Revised: April 16, 2003.
7. Please be advised that an agreement has been recorded with this plat regarding the developer's responsibility to financially assist with the improvements to existing County roadways. Interested parties are advised to contact the developer or the Clay County Planning and Zoning Department for further information.

### DESCRIPTION

That portion of the W½ of the NE¼ in Section 9, Township 52 North of the Base Line, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at a point on the West line of said W½ NE¼ that is S00°17'49"W, 1312.37 feet from the N¼ corner of said Section 9; thence S00°17'49"W, 575.36 feet along said West line; thence S89°42'11"E, 674.37 feet; thence N00°17'49"E, 1508.50 feet parallel with said West line to the centerline of NE 138th Street; thence S75°55'46"W, 365.63 feet along said centerline to the Easterly right of way line of Interstate 35 and Petty Road; thence S20°33'45"W, 49.02 feet along said r.o.w. line; thence S49°40'13"W, 137.88 feet along said r.o.w. line; thence S23°00'40"W, 179.27 feet along said r.o.w. line; thence S22°41'00"W, 281.83 feet along said r.o.w. line; thence S04°11'49"W, 271.00 feet along said r.o.w. line to the point of beginning. Said portion contains 20.34 acres and is subject to all easements, restrictions, reservations and right of ways of record.

### DEDICATION

EASEMENTS : An easement or license is hereby granted to Clay County, Missouri, 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 easement (U.E.). All of 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 there over any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Clay County, Missouri, 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.

STREETS : The streets shown on this plat and heretofore not 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 buildings or portion thereof shall be built between this line and the street line.

The undersigned proprietors of the described tract have caused the same to be subdivided as shown on this plat, which subdivision shall be known as KEARNEY CROSSROADS COMMUNITY CHURCH and shall consist of a total of one (1) lot.

In testimony whereof, James M. Thomason (Revocable Trust dated April 1, 1999) has subscribed his name on this 22nd day of October, 2004.

James M. Thomason

Be it remembered that on this 22nd day of October, 2004, before me, a notary public in and for said County and State, personally appeared the above persons, who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

State of Missouri, County of Platte, ss

My commission expires : April 18 2006

Notary Public

SCHOTT L. YORK
Notary Public - Notary Seal
STATE OF MISSOURI
Platte County
My Commission Expires: April 18, 2006

### APPROVALS AND ACCEPTANCES

This plat of KEARNEY CROSSROADS COMMUNITY CHURCH has been submitted to and considered by the Clay County Planning Commission this 21st day of September, 2004.

Chairman, Planning Commission

Director, Planning Commission

These easements and rights-of-way were accepted by the County Commission of Clay County, Missouri, this 12th day of October, 2004. Resolution # 2004-517.

Presiding Commissioner

County Counselor

Western Commissioner

Attest: County Clerk

Eastern Commissioner

State of Missouri
County of Clay ) SS

This is to certify that this instrument was filed for record in the Recorder of Deeds Office of Clay County, Missouri, this _____ day of _____, 2004, in Cabinet _____, Sleeve _____, at _____ am/pm o'clock.

Record of Deeds

### SURVEYOR'S 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 that the survey was performed in accordance with the requirements of the current Missouri minimum standards for property boundary surveys.

Date: 9-27-04 Signed: Terry M. McCallister
Terry McCallister PLS-2001027172

"If this document does not have an original seal, it should be considered in draft status and not for use. Contact the surveyor listed on this document if did not apply to your project."

S & M LAND SURVEYING SERVICE, INC.
204 EAST 1st STREET
POST BOX
DEKALB, MO 64501
PHONE (816) 679-3665
FAX (816) 679-3665

SURVEY FOR: JEFF PRICE

DATE: 9-27-2004 FILE NO. 04-273 FILED ON

http://www.ClayCoGov.com