Clay County, Missouri
Land Survey Document

OAKWOOD ESTATES 1ST PLAT

A SUBDIVISION IN KEARNEY, CLAY COUNTY, MISSOURI

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Robert T Sevier, Recorder
Grantor OAKWOOD ESTATES OF KEARNEY
Grantee OAKWOOD ESTATES 1ST PLAT

DESCRIPTION:
A TRACT OF LAND LYING IN PART OF THE SOUTHEAST 1/4 OF SECTION 29-T53N-R31W AND LYING IN PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28-T53N-R31W IN THE CITY OF KEARNEY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 29-T53N-R31W; THENCE S89°41'13"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29 A DISTANCE OF 121.49 FEET; THENCE N00°18'47"W A DISTANCE OF 28.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MISSOURI ROUTE 92 HIGHWAY, THE POINT OF BEGINNING; THENCE N00°18'47"W A DISTANCE OF 108.88 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF 49°38'59"; THENCE NORTHWESTERLY ALONG THE ARC OF THAT CURVE, A DISTANCE OF 294.63 FEET; THENCE N53°11'16"W IN A NON-TANGENT DIRECTION A DISTANCE OF 69.37 FEET; THENCE N00°00'40"W A DISTANCE OF 170.00 FEET; THENCE N32°53'27"E A DISTANCE OF 236.65 FEET; THENCE N39°50'40"E A DISTANCE OF 32.76 FEET; THENCE N50°09'20"W A DISTANCE OF 170.00 FEET; THENCE S39°50'40"E A DISTANCE OF 24.37 FEET; THENCE N24°51'49"E A DISTANCE OF 176.53 FEET TO A POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET; A CENTRAL ANGLE OF 15°01'23" AND AN INITIAL TANGENT BEARING OF S65°36'11"E; THENCE SOUTHEASTERLY ALONG THE ARC OF THAT CURVE A DISTANCE OF 45.89 FEET; THENCE S80°02'34"E A DISTANCE OF 114.45 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 07°38'16"; THENCE NORTHEASTERLY ALONG THE ARC OF THAT CURVE A DISTANCE OF 23.33 FEET; THENCE N82°24'01"E IN A NON-TANGENT DIRECTION A DISTANCE OF 67.81 FEET; THENCE S82°36'34"E A DISTANCE OF 353.03 FEET; THENCE S78°02'39"E A DISTANCE OF 104.69 FEET; THENCE N13°57'01"E A DISTANCE OF 38.58 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 94°47'01"; THENCE NORTHWESTERLY ALONG THE ARC OF THAT CURVE A DISTANCE OF 25.03 FEET; THENCE S00°53'38"E ALONG THE EAST LINE OF THE WEST 1/2 OF THE DIRECTION A DISTANCE OF 493.48 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28-T53N-R31W; THENCE S00°53'38"E ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28 A DISTANCE OF 1252.17 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID MISSOURI ROUTE 92 HIGHWAY; THENCE N89°34'24"W ALONG THAT NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1328.96 FEET; THENCE S89°44'54"W CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MISSOURI ROUTE 92 HIGHWAY A DISTANCE OF 109.80 FEET TO THE POINT OF BEGINNING. CONTAINING 43.22 ACRES MORE OR LESS.

DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE TRACT OF LAND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "OAKWOOD ESTATES 1ST PLAT".

EASEMENT DEDICATION:
AN EASEMENT IS HEREBY GRANTED TO THE CITY OF KEARNEY, MISSOURI AND THE UTILITY COMPANIES FRANCHISED TO OPERATE IN THE CITY OF KEARNEY, MISSOURI FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TELEVISION 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 ON THIS PLAT BY THE WORDS "TRACT E", "TRACT F", "UTILITY EASEMENT" OR THE ABBREVIATION "U.E.". WHERE OTHER EASEMENTS ARE DESIGNED 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 AND 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, 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 EASEMENTS. 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 DIRECTOR OF PUBLIC WORKS.

STREETS:
STREETS SHOWN ON THIS PLAT AND NOT HEREIFORE 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: OAKWOOD ESTATES OF KEARNEY, LLC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED THIS 7TH DAY, JANUARY 2005.

OAKWOOD ESTATES OF KEARNEY, LLC.

PRESIDENT — SECRETARY

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

ON THIS 27TH DAY OF JANUARY, 2005, BEFORE ME APPEARED VICTOR E. BONUCHI TO ME PERSONALLY KNOWN WHO BEING BY ME DULY SWORN DID SAY THAT HE IS PRESIDENT OF OAKWOOD ESTATES OF KEARNEY, LLC. AND THAT THE SEAL AFFIXED TO THIS INSTRUMENT IS THE CORPORATE SEAL OF SAID OAKWOOD ESTATES OF KEARNEY, LLC. AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID VICTOR E. BONUCHI 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 SEAL THE YEAR AND DATE LAST WRITTEN.

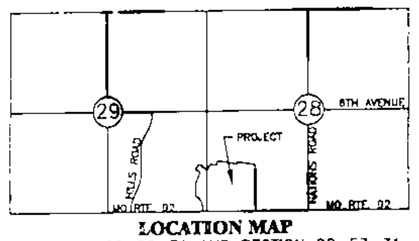
MY COMMISSION EXPIRES: [illegible]

DENA [illegible]
NOTARY PUBLIC
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXPIRES
AUGUST 2005

COUNCIL

THIS IS TO CERTIFY THAT THE FOREGOING PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF THE CITY OF KEARNEY, MISSOURI, BY ORDINANCE NO. 061-2004 DULY AUTHENTICATED AS PASSED THIS 7TH DAY OF June, 2006, 2004

MAYOR — CITY CLERK



LOCATION MAP
SECTION 29-53-31 AND SECTION 28-53-31
KEARNEY, CLAY COUNTY, MISSOURI

OWNER:
OAKWOOD ESTATES OF KEARNEY, LLC.
1218 JILL LANE
EXCELSIOR SPRINGS, MO 64024

NOTE:
DRIVEWAY ACCESS ONTO VICTORY LANE IS PROHIBITED FOR LOTS 4, 9, 10, 18, 19, 30, 36, 37, 41 AND 42.

NOTE:
DRIVEWAY ACCESS ONTO MACLAND AVENUE IS PROHIBITED FOR LOT 55.

NOTE: SIDEWALKS:
SIDEWALKS ARE REQUIRED ON BOTH SIDES OF ALL PUBLIC STREETS.

NOTE: TRACT "A" AND TRACT "B":
THE LAND SHOWN AND DESIGNATED AS TRACT "A" AND TRACT "B" SHALL BE ZONED FOR COMMERCIAL PROPERTY.

NOTE: TRACT "C", TRACT "D", TRACT "E" AND TRACT "F":
THE LAND SHOWN AND DESIGNATED AS TRACT "C", TRACT "D", TRACT "E" AND TRACT "F" SHALL BE OWNED AND MAINTAINED BY THE OAKWOOD ESTATES HOMEOWNERS ASSOCIATION.

NOTE: TRACT "E" AND TRACT "F" UTILITY EASEMENT:
THE LAND SHOWN AND DESIGNATED AS TRACT "E" AND TRACT "F" SHALL HAVE A BLANKET UTILITY EASEMENT OVER THEIR ENTIRETY.

N

SCALE: 50 0 50 100
1 IN = 50 FEET

SURVEYORS CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT OF OAKWOOD ESTATES 1ST PLAT IS A SUBDIVISION 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 ADOPTED 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.

BY MCLAUGHLIN MUELLER, INC.:

DATE: 1-27-05

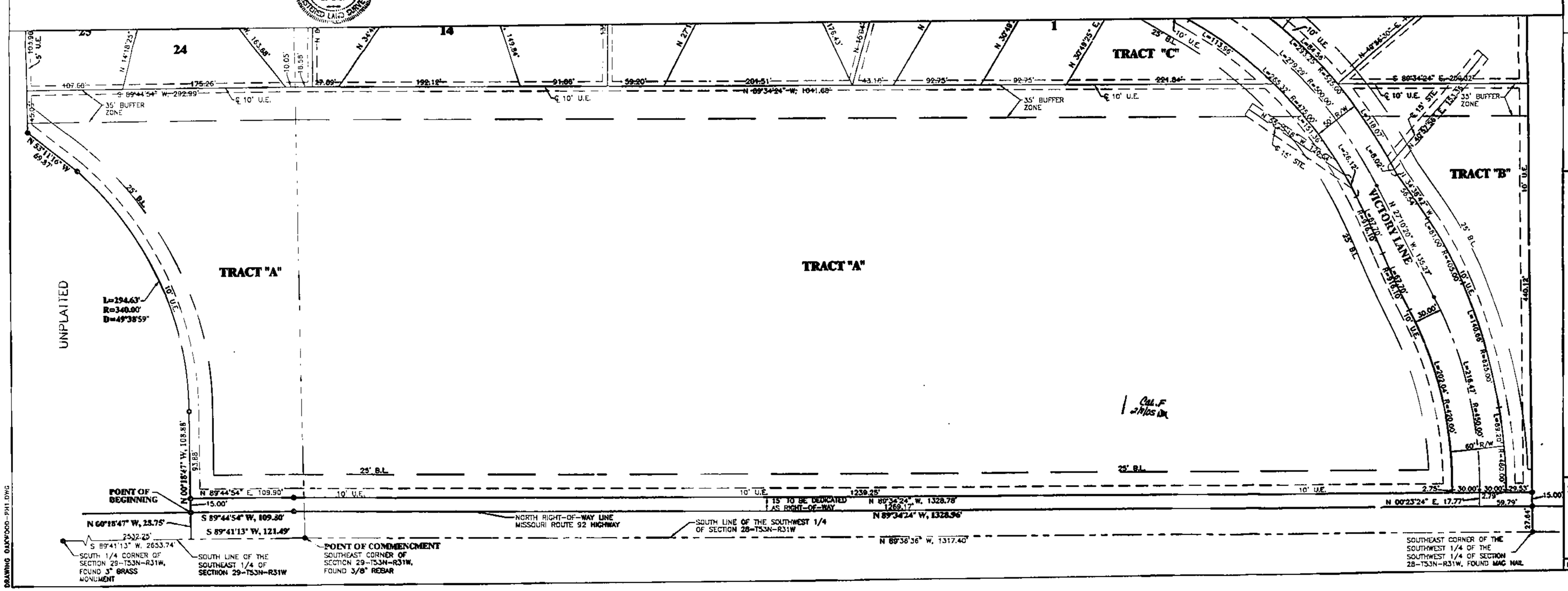
STATE OF MISSOURI
MARVIN A. MUELLER
NUMBER LS-2407
REGISTERED LAND SURVEYOR

MARVIN A. MUELLER, LS 2407

LEGEND

BL = BUILDING LINE
U.E. = UTILITY EASEMENT
SSE = SANITARY SEWER EASEMENT
STE = STORM WATER EASEMENT
⊕ = DENOTES 5/8" REBAR WITH PLASTIC CAP LS 1992141096 TO BE SET AFTER CONSTRUCTION OF UTILITIES AND STREETS. SAME TO BE SET ON LOT CORNERS.

NOTE:
1. BEARINGS ARE ASSUMED.
2. PARENT PARCEL RECORDED IN BOOK 3284 AT PAGE 338.



DRAWING OAKWOOD-PH1.DWG

McLaughlin Mueller, Inc.
PROFESSIONAL LAND SURVEYORS
218 WEST MILL STREET
LIBERTY, MO 64068
PHONE 407-0002 FAX 407-0003

No.	Revision	By	Date

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Designed By: MAM
Drawn By: MAM
Checked By: MAM
Approved By: MAM
Date: DEC. 14, 2004

OAKWOOD ESTATES 1ST PLAT
KEARNEY, CLAY COUNTY, MISSOURI

Sht. No.
1 OF 2

Project No. 03022

http://www.ClayCoGov.com