Clay County, Missouri
Land Survey Document

HILLS OF WESTWOOD SECOND PLAT

A SUBDIVISION IN KEARNEY, CLAY COUNTY, MISSOURI

DESCRIPTION:
A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 53 NORTH, RANGE 31 WEST, IN THE CITY OF KEARNEY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 53 NORTH, RANGE 31 WEST; THENCE N00°22'51"W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 509.27 FEET TO THE CENTERLINE OF WOODRIDGE DRIVE AS RECORDED ON HILLS OF WESTWOOD FIRST PLAT, A SUBDIVISION IN THE CITY OF KEARNEY, CLAY COUNTY, MISSOURI; THENCE S89°37'09"W ALONG THAT CENTERLINE A DISTANCE OF 670.00 FEET; THENCE S00°22'51"E A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID HILLS OF WESTWOOD FIRST PLAT, THE POINT OF BEGINNING; THENCE S89°37'09"W A DISTANCE OF 105.00 FEET TO A POINT OF CURVE; OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°59'48"; THENCE SOUTHWESTERLY ALONG THE ARC OF THAT CURVE A DISTANCE OF 23.56 FEET; THENCE S00°22'39"E A DISTANCE OF 73.00 FEET; THENCE S89°37'09"W A DISTANCE OF 50.00 FEET TO A POINT OF CURVE; OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°00'12"; THENCE NORTHWESTERLY ALONG THE ARC OF THAT CURVE A DISTANCE OF 23.56 FEET; THENCE N00°22'51"W A DISTANCE OF 170.00 FEET; THENCE S89°37'09"W A DISTANCE OF 50.00 FEET; THENCE N00°22'51"W A DISTANCE OF 30.00 FEET; THENCE N89°37'09"E A DISTANCE OF 118.94 FEET TO A POINT OF CURVE; OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 615.00 FEET, A CENTRAL ANGLE OF 00°52'46" AND AN INITIAL TANGENT BEARING OF S80°08'17"W; THENCE SOUTHWESTERLY ALONG THE ARC OF THAT CURVE A DISTANCE OF 9.44 FEET; THENCE N08°58'57"W A DISTANCE OF 170.00 FEET; THENCE N75°13'05"E A DISTANCE OF 89.93 FEET; THENCE N63°29'21"E A DISTANCE OF 151.06 FEET; THENCE N72°12'12"E A DISTANCE OF 256.95 FEET; THENCE N00°00'00"E A DISTANCE OF 18.59 FEET; THENCE N90°00'00"E A DISTANCE OF 60.00 FEET; THENCE S00°00'00"E A DISTANCE OF 264.77 FEET TO A POINT OF CURVE; OF A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 16°30'36"; THENCE SOUTHEASTERLY ALONG THE ARC OF THAT CURVE A DISTANCE OF 77.80 FEET TO A POINT ON THE NORTH LINE OF SAID HILLS OF WESTWOOD FIRST PLAT; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE NORTHERLY AND WESTERLY LINES OF SAID HILLS OF WESTWOOD FIRST PLAT THE FOLLOWING 5 COURSES: THENCE S73°29'24"W A DISTANCE OF 187.89 FEET; THENCE S00°51'43"E A DISTANCE OF 150.00 FEET; THENCE S12°03'37"W A DISTANCE OF 79.86 FEET; THENCE S04°45'24"W A DISTANCE OF 75.30 FEET; THENCE S00°22'51"E A DISTANCE OF 615.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.43 ACRES MORE OR LESS.

NOTE: ACCESS ONTO KEARNEY DRIVE IS PROHIBITED FROM LOTS 34 AND 59.

NOTE: ACCESS ONTO KEARNEY DRIVE IS PROHIBITED FROM LOTS 47 AND 48.

OWNER:
LAFFEY BROTHERS FARMS, INC.
412 N. JEFFERSON
KEARNEY, MO 64060
(816) 628-6763

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

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 "HILLS OF WESTWOOD SECOND 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 "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 HERETOFORE 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: LAFFEY BROTHERS FARMS, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED THIS 3rd DAY, October 2005.

LAFFEY BROTHERS FARMS, INC.

PRESIDENT — SECRETARY

STATE OF MISSOURI)
COUNTY (OF CLAY))SS

ON THIS 3rd DAY OF October 2005, BEFORE ME APPEARED FORREST JAMES LAFFEY TO ME PERSONALLY KNOWN WHO BEING BY ME DULY SWORN DID SAY THAT HE IS PRESIDENT OF LAFFEY BROTHERS FARMS, INC. AND THAT THE SEAL AFFIXED TO THIS INSTRUMENT IS THE CORPORATE SEAL OF SAID LAFFEY BROTHERS FARMS, INC. AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID FORREST JAMES LAFFEY 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: 9-21-2007 Jeanette Davis

"NOTARY SEAL"
Jeanette Davis, Notary Public
Clay County, State of Missouri
My Commission Expires 9/21/2007

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. _____ DULY AUTHENTICATED AS PASSED THIS 10th DAY OF October 2005.

MAYOR: Board President — CITY CLERK:

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE PLAT OF HILLS OF WESTWOOD SECOND PLAT A 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 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.:

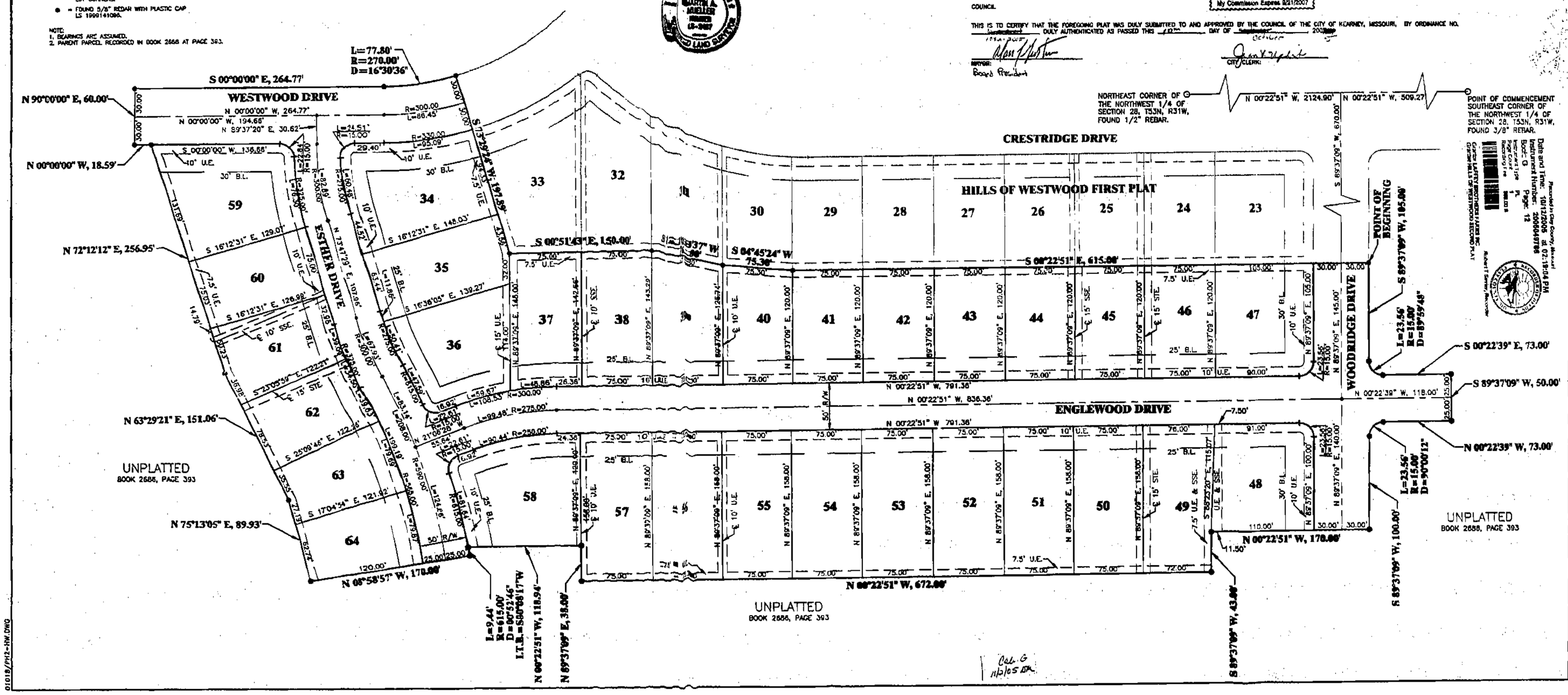
DATE: 10-3-05 — MARTIN A. MUELLER, LS 2467

SCALE: 50 0 50 100 — 1 IN = 50 FEET

LEGEND
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
SSE = SANITARY SEWER EASEMENT
STE = STORM WATER EASEMENT
● = DENOTES 5/8" REBAR WITH PLASTIC CAP LS 1999141095 TO BE SET AFTER CONSTRUCTION OF UTILITIES AND STREETS. SAME TO BE SET ON LOT CORNERS.
● = FOUND 5/8" REBAR WITH PLASTIC CAP LS 1999141095.

NOTE:
1. BEARINGS ARE ASSUMED.
2. PARENT PARCEL RECORDED IN BOOK 2668 AT PAGE 383.

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



McLaughlin Mueller, Inc.
PROFESSIONAL LAND SURVEYORS
218 WEST MILL STREET
LIBERTY, MO 64068
PHONE 816-407-0002 FAX 816-407-0003

Designed By: MAM
Drawn By: MAM
Checked By: MAM
Approved By: MAM
Date: OCTOBER 3, 2005

HILLS OF WESTWOOD SECOND PLAT
KEARNEY, CLAY COUNTY, MISSOURI

Sht. No. 1

Project No. 04031

No.	Revision	By	Date

© McLaughlin Mueller, Inc. 2005

http://www.ClayCoGov.com