Clay County, Missouri
Land Survey Document

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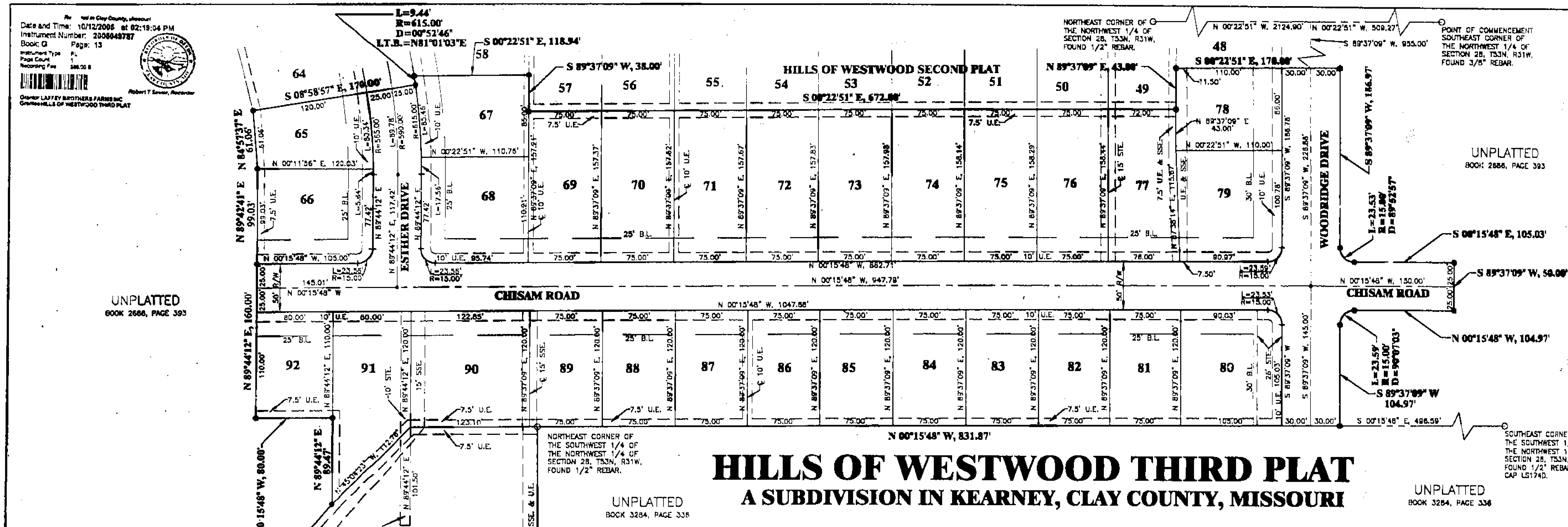
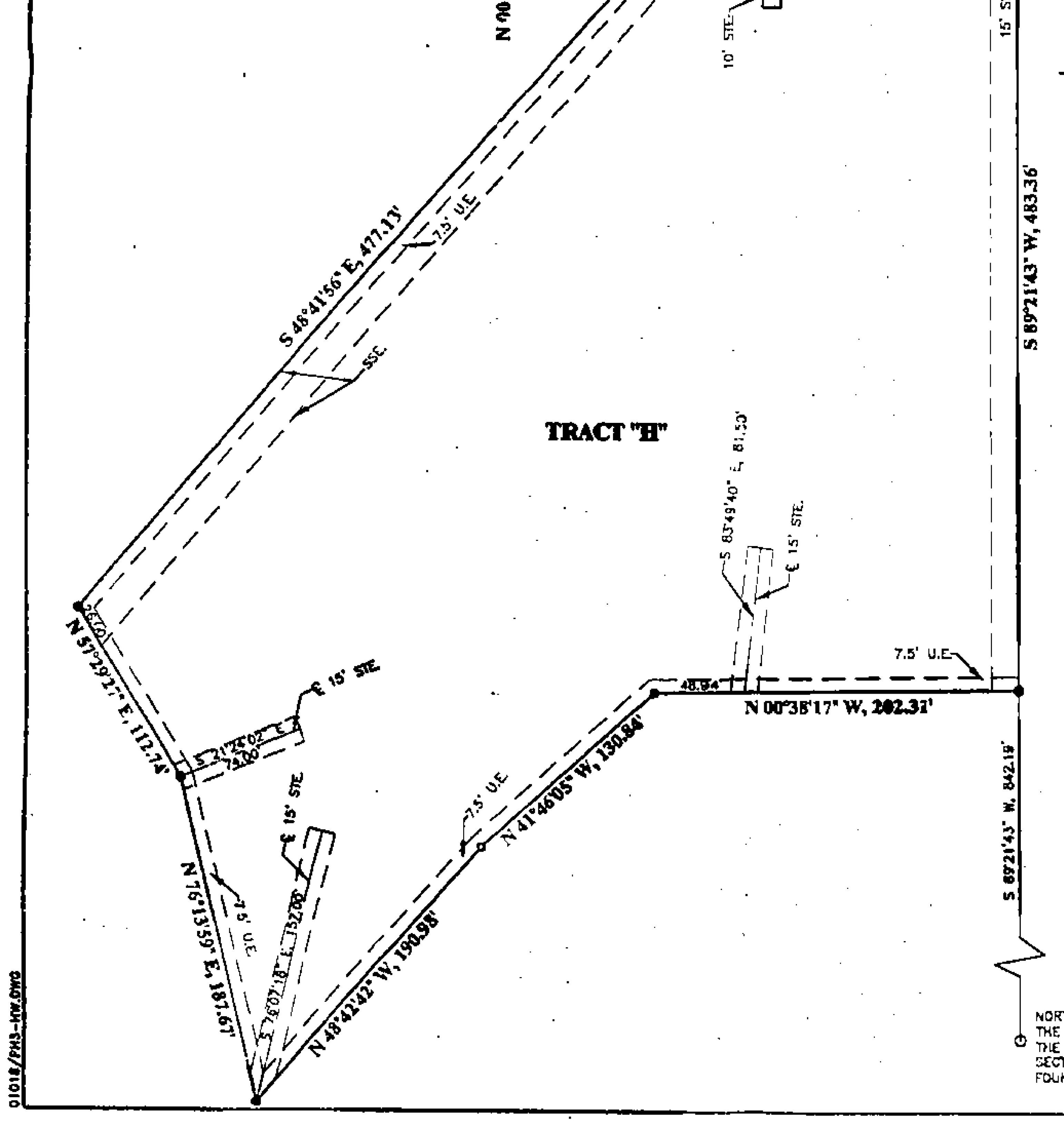
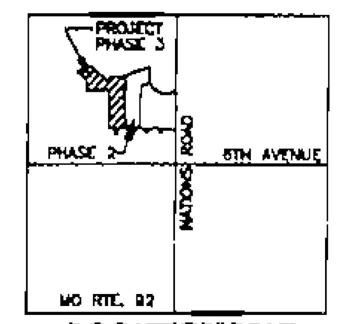
Recording Fee:
Grantor: LAFFEY BROTHERS FARMS INC
Grantee: HILLS OF WESTWOOD THIRD PLAT
Robert T Sevier, Recorder





HILLS OF WESTWOOD THIRD PLAT

A SUBDIVISION IN KEARNEY, CLAY COUNTY, MISSOURI



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

SCALE: 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 1999141096 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 2666 AT PAGE 393.

NOTE:
DRIVEWAY ACCESS ONTO WOODRIDGE DRIVE IS PROHIBITED FOR LOTS 79 AND 80.

NOTE: TRACT "H"
THE LAND SHOWN AND DESIGNATED AS TRACT "H" SHALL BE OWNED AND MAINTAINED BY THE HILLS OF WESTWOOD HOMEOWNERS ASSOCIATION.

OWNER:
LAFFEY BROTHERS FARMS, INC.
1400 BRETT CIRCLE
KEARNEY, MO 64060
(816) 828-6765

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

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 AND ALONG THE CENTERLINE OF WOODRIDGE DRIVE AS RECORDED ON HILLS OF WESTWOOD SECOND PLAT, A SUBDIVISION IN THE CITY OF KEARNEY, CLAY COUNTY, MISSOURI, A DISTANCE OF 955.00 FEET; THENCE S00°22'51"E A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID HILLS OF WESTWOOD SECOND PLAT, THE POINT OF BEGINNING; THENCE S89°37'09"W A DISTANCE OF 186.97 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°52'57"; THENCE SOUTHWESTERLY ALONG THE ARC OF THAT CURVE A DISTANCE OF 23.53 FEET; THENCE S00°15'48"E A DISTANCE OF 105.03 FEET; THENCE S89°37'09"W A DISTANCE OF 50.00 FEET; THENCE N00°15'48"W A DISTANCE OF 104.97 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°07'03"; THENCE NORTHWESTERLY ALONG THE ARC OF THAT CURVE A DISTANCE OF 23.59 FEET; THENCE S89°37'09"W A DISTANCE OF 104.97 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE N00°15'48"W ALONG THAT EAST LINE A DISTANCE OF 831.87 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE S89°21'43"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28 A DISTANCE OF 483.36 FEET; THENCE N00°38'17"W A DISTANCE OF 202.31 FEET; THENCE N41°46'05"W A DISTANCE OF 130.84 FEET; THENCE N48°42'42"W A DISTANCE OF 190.98; THENCE N76°13'59"E A DISTANCE OF 187.67 FEET; THENCE N57°29'27"E A DISTANCE OF 112.74 FEET; THENCE S48°41'56"E A DISTANCE OF 477.13 FEET; THENCE N89°44'12"E A DISTANCE OF 89.47 FEET; THENCE N00°15'48"W A DISTANCE OF 80.00 FEET; THENCE N89°44'12"E A DISTANCE OF 160.00 FEET; THENCE N89°42'41"E A DISTANCE OF 99.03 FEET; THENCE N84°57'37"E A DISTANCE OF 61.06 FEET TO THE NORTHWEST CORNER OF LOT 64, HILLS OF WESTWOOD SECOND PLAT; THENCE SOUTHERLY ALONG WESTERLY LINES OF HILLS OF WESTWOOD SECOND PLAT THE FOLLOWING 7 COURSES: THENCE S08°58'57"E A DISTANCE OF 170.00 FEET TO A POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 615.00 FEET, A CENTRAL ANGLE OF 00°52'56" AND AN INITIAL TANGENT BEARING OF N81°01'03"E; THENCE NORTHEASTERLY ALONG THE ARC OF THAT CURVE A DISTANCE OF 9.44 FEET; THENCE S00°22'51"E A DISTANCE OF 118.94 FEET; THENCE S89°37'09"W A DISTANCE OF 38.00 FEET; THENCE S00°22'51"E A DISTANCE OF 672.00 FEET; THENCE N89°37'09"E A DISTANCE OF 43.00 FEET; THENCE S00°22'51"E A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING. CONTAINING 13.61 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 "HILLS OF WESTWOOD THIRD 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.

Forrest J. Laffey
PRESIDENT

SECRETARY

STATE OF MISSOURI)
)SS
COUNTY OF CLAY)

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 Annette Davis

"NOTARY SEAL"
Annette 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. [redacted] DULY AUTHENTICATED AS PASSED THIS 10th DAY OF [redacted] October 200[redacted]5
1630-2005

MAYOR

CITY CLERK

Cab. G 10/12/05

SURVEYORS CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT OF HILLS OF WESTWOOD THIRD 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

STATE OF MISSOURI
MARTIN A. MUELLER
NUMBER
LS-2467
REGISTERED LAND SURVEYOR

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

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No.	Revision	By	Date

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

HILLS OF WESTWOOD THIRD PLAT
KEARNEY, CLAY COUNTY, MISSOURI

Sht. No. 1

Project No. 04033

01018/PH3-HW.DWG

http://www.ClayCoGov.com