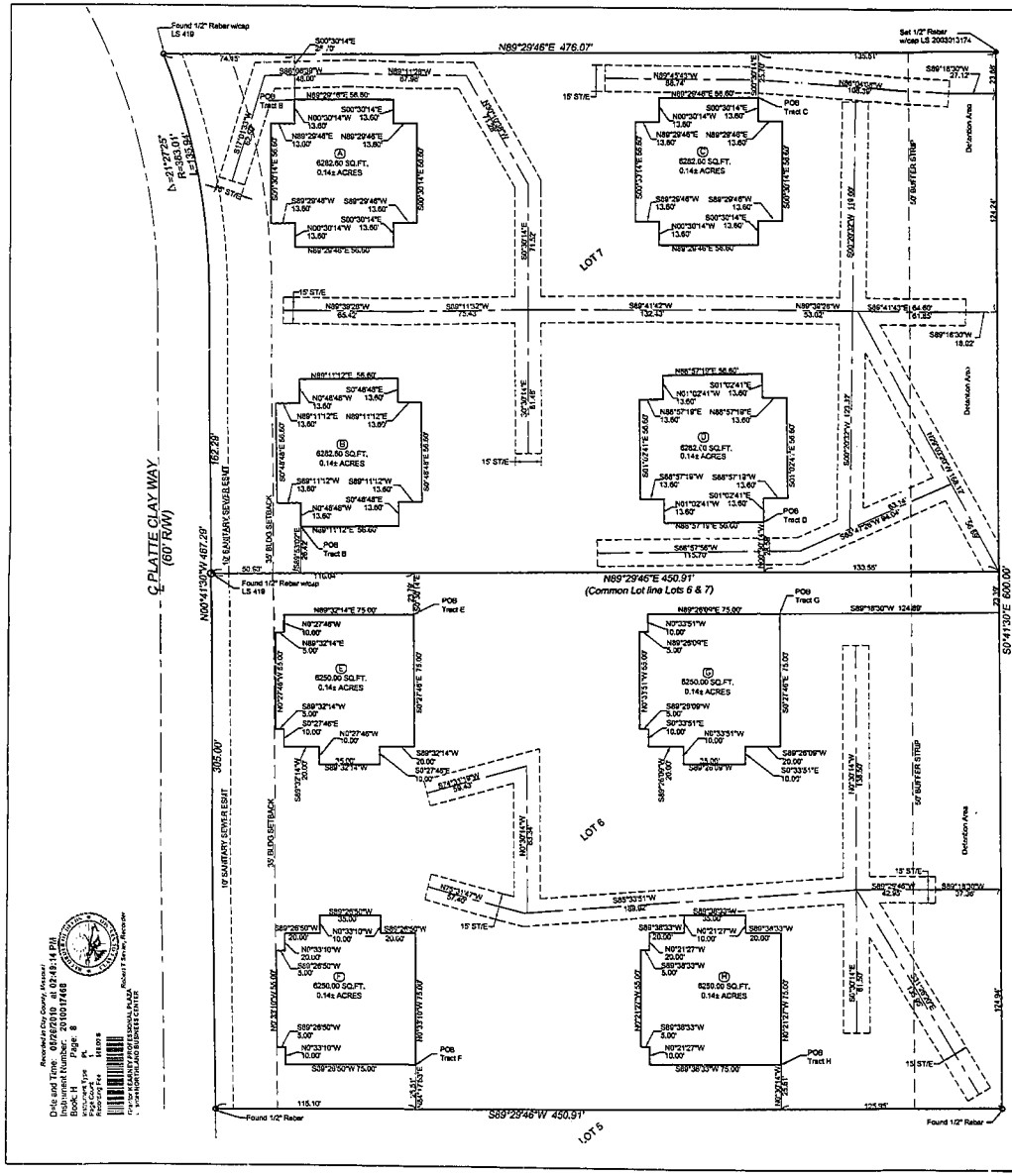


# FINAL PLAT

## NORTHLAND BUSINESS CENTER, REPLAT OF LOTS 6 AND 7

**Section 27 Township 53 North, Range 31 West**
**Kearney, Clay County, Missouri**

**PROPERTY DESCRIPTION :**

All of Lots 6 and 7 NORTHLAND BUSINESS CENTER, a subdivision in the City of Kearney, Clay County, Missouri.

DEDICATION: The undersigned proprietors of the property described herein have caused the same to be subdivided in the manner as shown on the plat and said property shall hereafter be known as:

NORTHLAND BUSINESS CENTER, Replat of Lots 6 and 7

CROSS ACCESS:The right of Ingress-Egress across and between Lots 6 and 7 is hereby granted in accordance with NORTHLAND BUSINESS CENTER, Replat of Lots 6 and 7, recorded simultaneously herewith.

EASEMENTS: An easement or license is hereby granted to Kearney, Missouri, as trustee to the public, to locate, construct and maintain, and to authorize the location, construction, and maintenance of poles, wires, conduits or structures for water, gas, sanitary sewers, electricity, telephone, cable t.v., storm sewers and surface drainage channels or any other necessary public utility or service, any or all of them, upon, over or under those areas outlined and designated upon this plat as "Utility Easement" or "U.E.". Any easement labeled for a specific use shall be restricted to stated use.

DETENTION TRACT: The maintenance of the detention tract shown on this plat will be maintained by the owners of both Lots 6 and 7

STREETS/RIGHT-OF-WAY: The streets and right-of-way shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

IN TESTIMONY WHEREOF: Terry Bush Managing member of Kearney Professional Plaza LLC., it successors and/or assigns, has caused these presents to be executed this 15 day of May 2010.

For Kearney Professional Plaza LLC.

Terry Bush ( Managing Member)

STATE OF MISSOURI )
(SS
COUNTY OF CLAY )

NOTARY CERTIFICATION: Be it remembered that on this 15 day of May 2010, before me, the undersigned Notary Public, appeared Terry Bush, to me known to the person described herein and who being duly sworn by me, did acknowledge that this instrument was signed in behalf of and is the free act and deed of said person, company.

IN WITNESS THEREOF:

My commission expires: June 30 2011

MELISSA R. HERNANDEZ
NOTARY PUBLIC, STATE OF MISSOURI
Commissioned for Clay County
My Commission Expires June 30, 2011
Commission # 06433531

Notary Public

PLANNING & ZONING COMMISSION
This is to certify that this plat, NORTHLAND BUSINESS CENTER, Replat of Lots 6 and 7, was submitted to, considered and approved by the Planning & Zoning Commission of of the City of Kearney, Missouri, as passed this 10 day of May 2010.

Chairman
Kathy Vinepke

Community Development Director
David Pavlich

SCALE IN FEET

**BASIS OF BEARINGS**

Held with the East line of Lots 6 and 7, Northland Business Center as N0°41'30"W

**LEGEND**

- ● Set Iron Bar
- O Fnd. Monument as noted
- B/L Building Line
- U.E. Utility Easement
- ST/E Storm sewer easement

Notes:
1. The storm sewer easements on Lots 6 and 7 are to be maintained by the business association
2. The Business Association Documents have been filed simultaneously with the final plat.

THIS SURVEY IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN BLUE

I HEREBY CERTIFY: That the Final Plat of NORTHLAND BUSINESS CENTER, LOTS 6 AND 7 a subdivision, is based on an actual survey made by me or under my direct supervision and that it complies with the provisions of the Missouri Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri. Further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying, and all the platting of subdivisions as established by the Missouri Board for Architects, Engineers, Land Surveyors and Landscape Architects to the best of my professional knowledge and belief.

Date: 5-17-2010

Mark A. Hawkins
LS # 2003013174

Recorded in Clay County, Missouri
Date and Time: 06/26/2010 at 02:45:14 PM
Instrument Number: 2010017468
Book: 14 Page: 8
Recording Type: Plat
Page Count: 1
Recording Fee: $15.00

Robert Tim Harris Recorder

| DATE | REVISION | BY |
|---|---|---|
| | | |

FINAL PLAT
NORTHLAND BUSINESS CENTER, REPLAT OF LOTS 6 AND 7
Kearney, Clay County, Missouri

Section 27 Township 53 North, Range 31 West

Survey Prepared For:
Terry Bush
Kearney Plaza
PO Box 734
Kearney, MO 64060

JOB NO. 16000
DRAWN BY: GES/SWG
SCALE: 1" = 50'
DESIGNED BY: MAH
DATE: 5-10-10
REVISED BY:
DATE:
SHEET 1 OF 1

Northland Surveying
For all your Building & Mapping
PO Box 1703
Kearney, Missouri 64060
Office: (816) 392-2315