Clay County, Missouri
Land Survey Document

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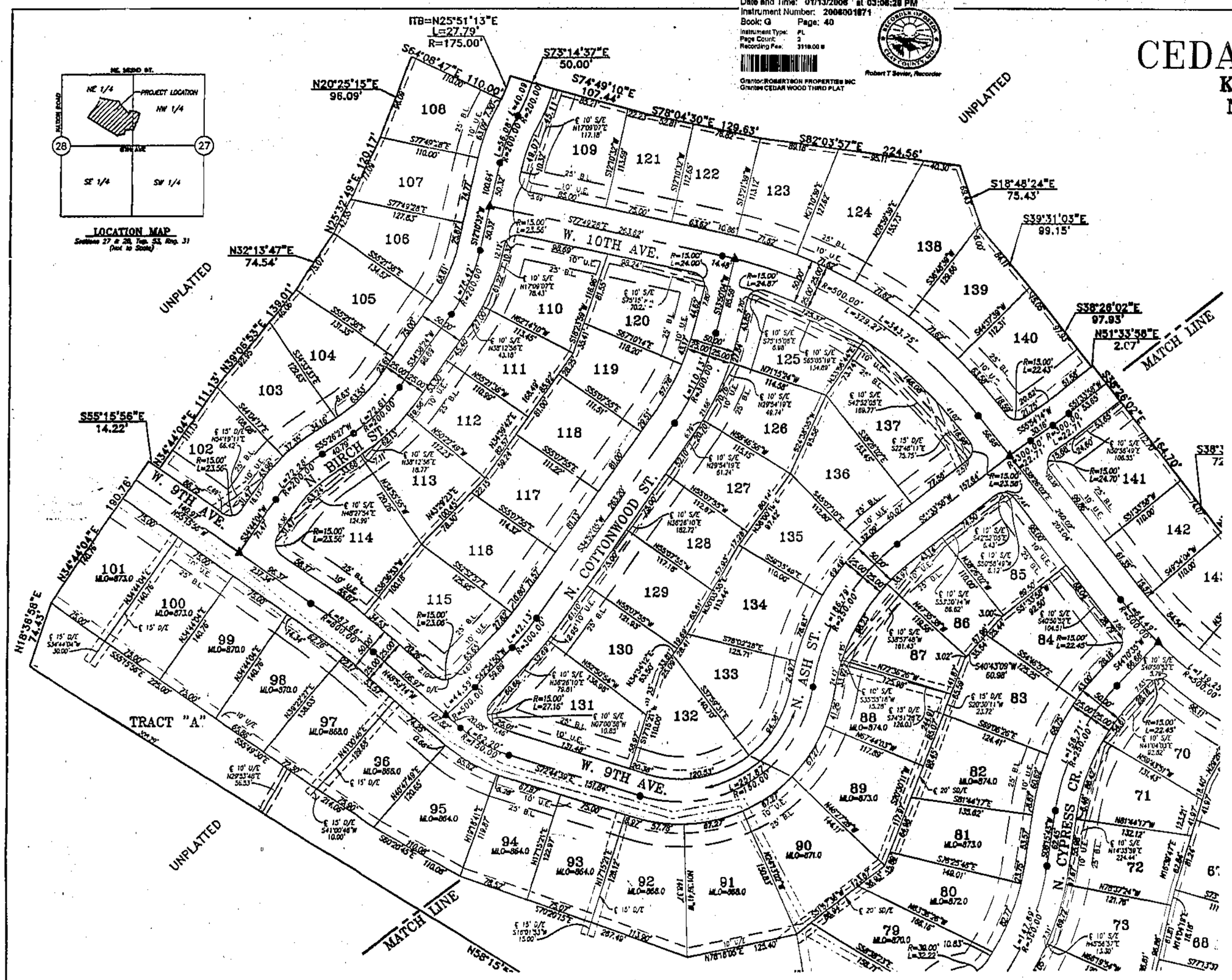
Grantor: ROBERTSON PROPERTIES INC
Grantee: CEDAR WOOD THIRD PLAT
Robert T Sevier, Recorder

FINAL PLAT
CEDAR WOOD THIRD PLAT
KEARNEY, CLAY COUNTY, MISSOURI
NW 1/4 Sec. 27, & NE 1/4 Sec. 28, Twp. 53N, Rge. 31W



DESCRIPTION:

A tract of land in the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, Township 53N, Range 31W in Kearney, Clay County, Missouri, more particularly described as follows:

BEGINNING at the Southwest corner of Lot 15 of recorded plat "CEDAR WOOD FIRST PLAT"; thence South 33 degrees, 36 minutes, 52 seconds West, 21.33 feet; thence North 78 degrees, 54 minutes, 13 seconds West, 39.91 feet; thence South 78 degrees, 32 minutes, 08 seconds West, 165.65 feet; thence South 15 degrees, 06 minutes, 00 seconds West, 26.43 feet; thence North 58 degrees, 15 minutes, 58 seconds West, 1185.21 feet; thence North 18 degrees, 36 minutes, 58 seconds East, 74.43 feet; thence North 34 degrees, 44 minutes, 04 seconds East, 190.78 feet; thence South 55 degrees, 15 minutes, 56 seconds East, 14.22 feet; thence North 34 degrees, 44 minutes, 04 seconds East, 111.13 feet; thence North 39 degrees, 06 minutes, 53 seconds East, 139.01 feet; thence North 32 degrees, 13 minutes, 47 seconds East, 74.54 feet; thence North 25 degrees, 32 minutes, 49 seconds East, 120.17 feet; thence North 20 degrees, 25 minutes, 15 seconds East, 96.09 feet; thence South 64 degrees, 08 minutes, 47 seconds East, 110.00 feet, to a radial curve to the left; thence, along the curve to the left, having an Initial Tangent Bearing of North 25 degrees, 51 minutes, 13 seconds East, a radius of 175.00 feet, and an arc length of 27.79 feet; thence South 73 degrees, 14 minutes, 37 seconds East, non-tangent to last curve, 50.00 feet; thence South 74 degrees, 49 minutes, 10 seconds East, 107.44 feet; thence South 78 degrees, 04 minutes, 30 seconds East, 129.63 feet; thence South 82 degrees, 03 minutes, 57 seconds East, 224.56 feet; thence South 18 degrees, 48 minutes, 24 seconds East, 75.43 feet; thence South 39 degrees, 31 minutes, 03 seconds East, 99.15 feet; thence South 38 degrees, 26 minutes, 02 seconds East, 97.93 feet; thence North 51 degrees, 33 minutes, 58 seconds East, 2.07 feet; thence South 38 degrees, 26 minutes, 02 seconds East, 164.70 feet; thence South 38 degrees, 36 minutes, 37 seconds East, 72.07 feet; thence North 36 degrees, 34 minutes, 32 second East, 110.65 feet; thence South 79 degrees, 58 minutes, 15 seconds East, 229.80 feet, to a radial curve to the left; thence, along a curve to the left, having an Initial Tangent Bearing of South 10 degrees, 01 minutes, 45 seconds West, a radius of 170.00 feet, and an arc length of 7.29 feet, to a point of tangency; thence South 07 degrees, 34 minutes, 14 seconds West, 22.59 feet; thence South 76 degrees, 29 minutes, 39 seconds East, 94.56 feet; thence South 09 degree, 29 minutes, 48 seconds West, 135.27 feet; thence South 10 degrees, 25 minutes, 23 seconds West, 50.00 feet, to a non-radial curve to the right; thence, along curve to the right, having an Initial Tangent Bearing of North 79 degrees, 34 minutes, 38 seconds West, a radius of 525.00 feet, and an arc length of 15.46 feet; thence South 12 degrees, 06 minutes, 43 seconds West, non-tangent to last curve, 119.25 feet; thence North 79 degrees, 58 minutes, 55 seconds West, 34.14 feet; thence South 15 degrees, 11 minutes, 03 seconds West, 170.79 feet; thence North 74 degrees, 46 minutes, 57 seconds West, 16.16 feet; thence South 15 degrees, 11 minutes, 03 seconds West, 122.71 feet, to a point on the North line of recorded plat "CEDAR WOOD FIRST PLAT"; thence along the North and West lines of "CEDAR WOOD FIRST PLAT" the following four courses:

North 77 degrees, 13 minutes, 37 seconds West, 154.44 feet;
South 12 degrees, 46 minutes, 23 seconds West, 35.49 feet;
North 77 degrees, 13 minutes, 37 seconds West, 110.00 feet;
South 12 degrees, 46 minutes, 23 seconds West, 150.00 feet, to the POINT OF BEGINNING, containing 29.11 acres, more or less.

NOTES:

1. All rear lot corners and boundary corners shall be set with 1/2" Bar with plastic cap marked AGC 2002000799, unless otherwise indicated hereon.
2. All curbs shall be notched on an extension of the lot line after street construction has been completed, in lieu of setting front lot corners.
3. All rear and side lot lines have a 5' U/E unless noted otherwise.
4. Swales located on or near the Surface Drainage Easements (SD/E) to carry excess runoff are to be maintained by the owners of said lots. Minimum Low Open Elevation (M.L.O.), if not designated, of said lots on the swale side of the lot shall be minimum one foot above adjacent finish top of swale elevation.
5. Tract "A", shown hereon, will be owned and maintained by the Home Owners Association.

LEGEND

B.L. = Building Line
U.E. = Utility Easement
S/E = Sanitary Sewer Easement
D/E = Drainage Easement
W/E = Water Main Easement
SD/E = Surface Drainage Easement
MLO = Minimum Low Opening Elevation

△ Existing Permanent Monument
▲ Permanent Monument to be set after street construction.
○ Found Existing Bar
● 1/2" Bar to be set with plastic cap marked AGC 2002000799.

SURVEYOR'S CERTIFICATION: I hereby certify that the plat of CEDAR WOOD THIRD PLAT 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 an urban property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. 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 at this time.

STATE OF MISSOURI
LS-2589
RONALD E. SCHROER
10/4/05
REGISTERED LAND SURVEYOR

Ronald E. Schroer, MO LS NO. 2589

Signature and stamp in blue ink indicates an original signed copy by this surveyor, any other color is not an original copy.

BY	REVISION	DATE
RES	ADDED U/E PER PLATTE-CLAY ELCECTRIC COOPRERATIVE	10/04/05
RES	REVISED PER REVIEW COMMENTS.	6/22/05
RES	AS SUBMITTED TO THE CITY	5/9/05

P.O. BOX 754
2120 W. COLLEGE
SUITE G
LIBERTY, MO. 64068
816-781-4200
FAX 792-3666

Akin, Gordon & Cowger
Engineers & Land Surveyors

(BORE IN FEET)
1 inch = 60 ft.

NORTH

DRAWING NO.
1 OF 2