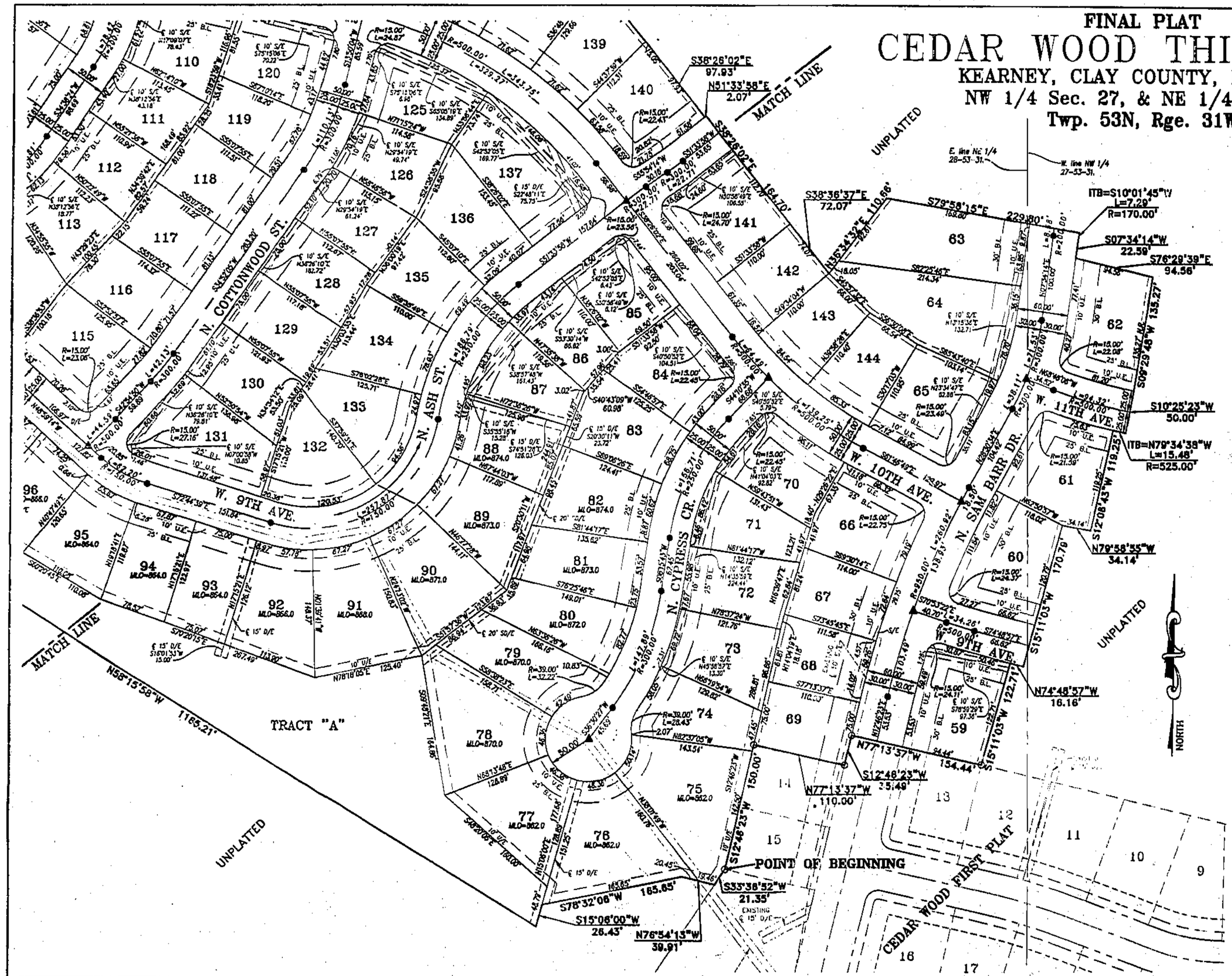
Clay County, Missouri
Land Survey Document

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



DEDICATION: The undersigned proprietor of the property described hereon has caused the same to be subdivided in the manner shown on this plat, which subdivision and plat shall hereafter be known as CEDAR WOOD THIRD PLAT. It shall be a sufficient description of the lots shown on this plat to designate the same by the number which appears near the center of said Lots, followed by the words CEDAR WOOD THIRD PLAT.

EASEMENTS: An easement or license is hereby granted to the City of Kearney, Missouri, to locate, construct, and maintain or to authorize the location, construction, maintenance and use of conduits for all and any purpose: water, gas, sanitary and storm sewers, poles, wires and anchors or all or any of them, over, under, and along the strips of land outlined on this plat and designated by the words "Utility Easement" or "U.E.", "Sanitary Easement" or S/E, and "Drainage Easement" or "D/E".

STREETS: The streets shown on this plat and not heretofore dedicated to public use 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: ROBERTSON PROPERTIES, INC., a Missouri Corporation, has, by authority of its Board of Directors, caused these presents to be signed by its President, attested by its Secretary and its Corporate Seal to be hereto affixed this 18th day of October, 2005.

ROBERTSON PROPERTIES, INC.

James D. Robertson
President

William J. Wiemann
Secretary

Be it remembered that on this 18th day of October, 2005, before me, a Notary Public, appeared James D. Robertson, to me personally known, who being by me duly sworn, did say that he is President of ROBERTSON PROPERTIES, INC., a Missouri Corporation, and that the Seal affixed to the foregoing instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said James D. Robertson 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 notarial seal at my office in said County and State above written on the day and year first above written.

My Commission Expires: May 4, 2008

My Commission Expires May 4, 2008 Clay County

This is to certify that the foregoing plat has been approved, and the streets and easements shown hereon are accepted by Ordinance No. 1024-2005

Witness the hand of the undersigned Mayor and City Clerk this 13 day of January, 2006

Mayor

City Clerk

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.
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.

DEVELOPER:

ROBERTSON PROPERTIES, INC.
P.O. Box 165
Liberty, MO 64069

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 — 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. 64069
816-781-4200
FAX 792-3686

Akin, Gordon & Cowger
Engineers & Land Surveyors

(NORTH IN FEET)
1 inch = 60 ft.

DRAWING NO.
2 OF 2

http://www.ClayCoGov.com