WESTWOOD VILLAGE SECOND PLAT
A SUBDIVISION IN KEARNEY, CLAY COUNTY, MISSOURI

DESCRIPTION:
A TRACT OF LAND IN THE SOUTHWEST 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 NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 53 NORTH, RANGE 31 WEST; THENCE S00°22'27"E ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 656.51 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE S89°14'49"W ALONG THAT SOUTH LINE A DISTANCE OF 238.32 FEET TO THE SOUTHWEST CORNER OF LOT 14, WESTWOOD VILLAGE FIRST PLAT, A SUBDIVISION IN THE CITY OF KEARNEY, CLAY COUNTY, MISSOURI, THE POINT OF BEGINNING; THENCE S89°14'49"W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28 A DISTANCE OF 788.00 FEET; CONTINUING ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28 A DISTANCE OF 788.00 FEET; THENCE N17°41'40"E A DISTANCE OF 185.67 FEET TO A POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 04°03'24" (TO AN INITIAL TANGENT BEARING OF S72°18'20"E); THENCE SOUTHEASTERLY ALONG THE ARC OF THAT CURVE A DISTANCE OF 19.47 FEET; THENCE N00°22'39"W IN A NON-TANGENT DIRECTION A DISTANCE OF 250.49 FEET; THENCE S89°37'09"W A DISTANCE OF 42.00 FEET; THENCE N00°44'46"W A DISTANCE OF 64.11 FEET; THENCE N00°22'39"W A DISTANCE OF 188.69 FEET; THENCE N89°37'09"E A DISTANCE OF 328.00 FEET; THENCE S00°22'39"E A DISTANCE OF 188.69 FEET; THENCE N89°37'09"E A DISTANCE OF 295.00 FEET TO THE NORTHWEST CORNER OF LOT 15 OF SAID WESTWOOD VILLAGE FIRST PLAT; THENCE S00°22'39"E ALONG THE WEST LINE OF SAID LOT 15 A DISTANCE OF 93.21 FEET; THENCE N89°14'49"E ALONG THE SOUTH LINE OF SAID LOT 15 A DISTANCE OF 414.60 FEET; THENCE N89°37'09"E A DISTANCE OF 295.00 FEET TO THE NORTHWEST CORNER OF LOT 13 OF SAID WESTWOOD VILLAGE FIRST PLAT; THENCE S00°22'39"E ALONG THE WEST LINE OF SAID LOT 13 A DISTANCE OF 93.21 FEET; THENCE N89°14'49"E A DISTANCE OF 3.56 FEET TO A POINT OF CURVE OF A DISTANCE OF 110.10 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF THAT CURVE A DISTANCE OF 14.96 FEET TO A POINT OF CURVE OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 10°20'43"; THENCE SOUTHEASTERLY ALONG THE ARC OF THAT CURVE A DISTANCE OF 9.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE S00°45'11"E ALONG THE WEST LINE OF SAID LOT 14 A DISTANCE OF 103.27 FEET TO THE POINT OF BEGINNING. CONTAINING 7.00 ACRES MORE OR LESS.

OWNER:
LAFFEY BROTHERS FARMS, INC.
P.O. BOX 804
KEARNEY, MO 64060
(816) 215-7030

NOTE: 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 "WESTWOOD VILLAGE 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 6 DAY, December, 2006.

LAFFEY BROTHERS FARMS, INC.

Forrest James Laffey — PRESIDENT
Linda Laffey — SECRETARY

STATE OF MISSOURI)
COUNTY OF CLAY) SS

ON THIS 6th DAY OF December, 2006, 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

"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. 1006-2004 DULY AUTHENTICATED AS PASSED THIS 4th DAY OF October, 2006.

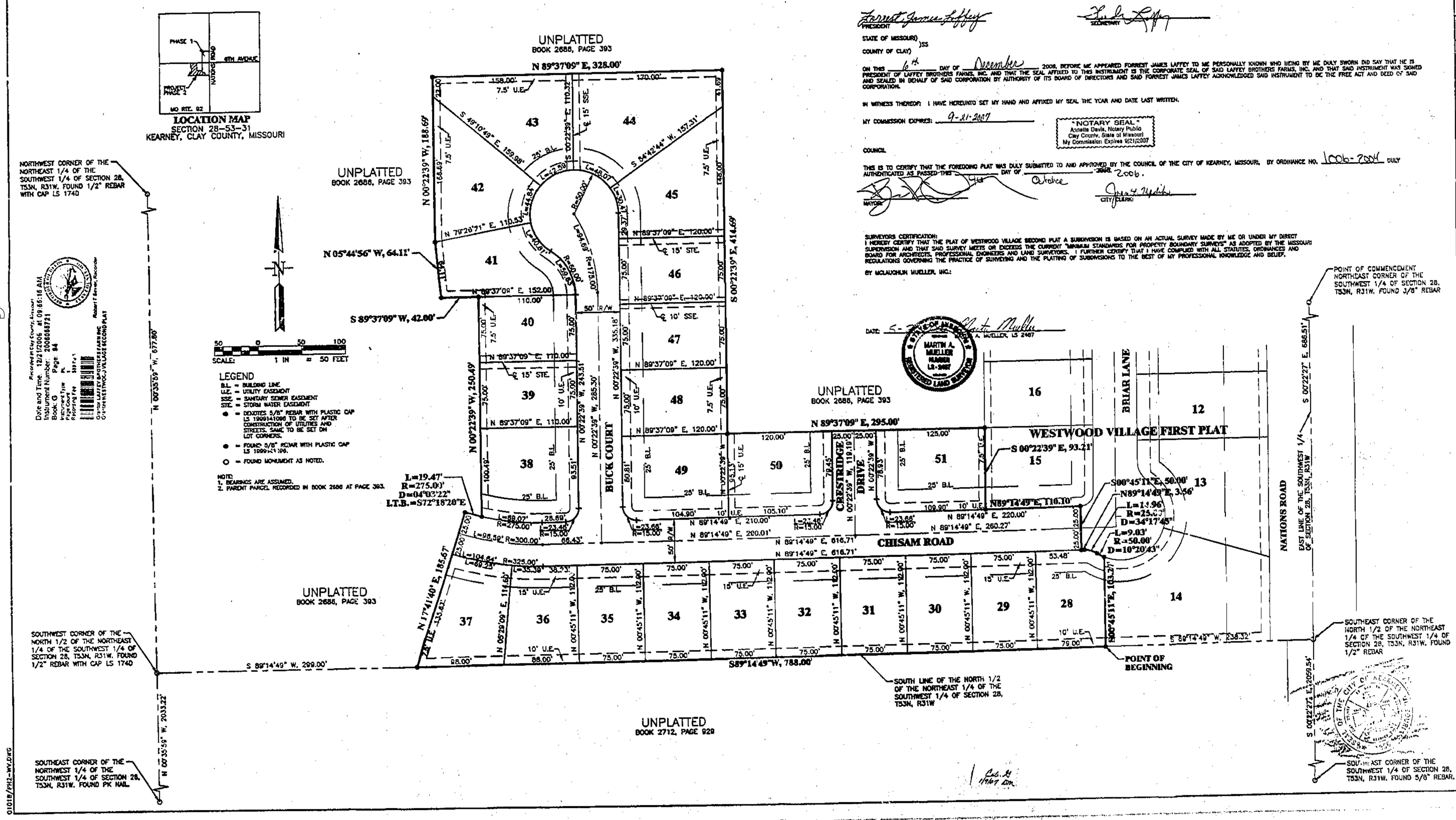
MAYOR — CITY CLERK

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT OF WESTWOOD VILLAGE 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: 5- — MARTIN A. MUELLER, LS 2407

STATE OF MISSOURI — MARTIN A. MUELLER — NUMBER LS-2407 — REGISTERED LAND SURVEYOR



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Robert F Spratt, Recorder
CLAY COUNTY RECORDER OF DEEDS
CLAY COUNTY, MISSOURI
LAFFEY BROTHERS FARMS INC
WESTWOOD VILLAGE SECOND PLAT

01018/PH2-WV.DWG

No.	Revision	By	Date

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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: MAY 30, 2006

WESTWOOD VILLAGE SECOND PLAT
KEARNEY, CLAY COUNTY, MISSOURI

Sht. No. 1

Project No. 04039

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com