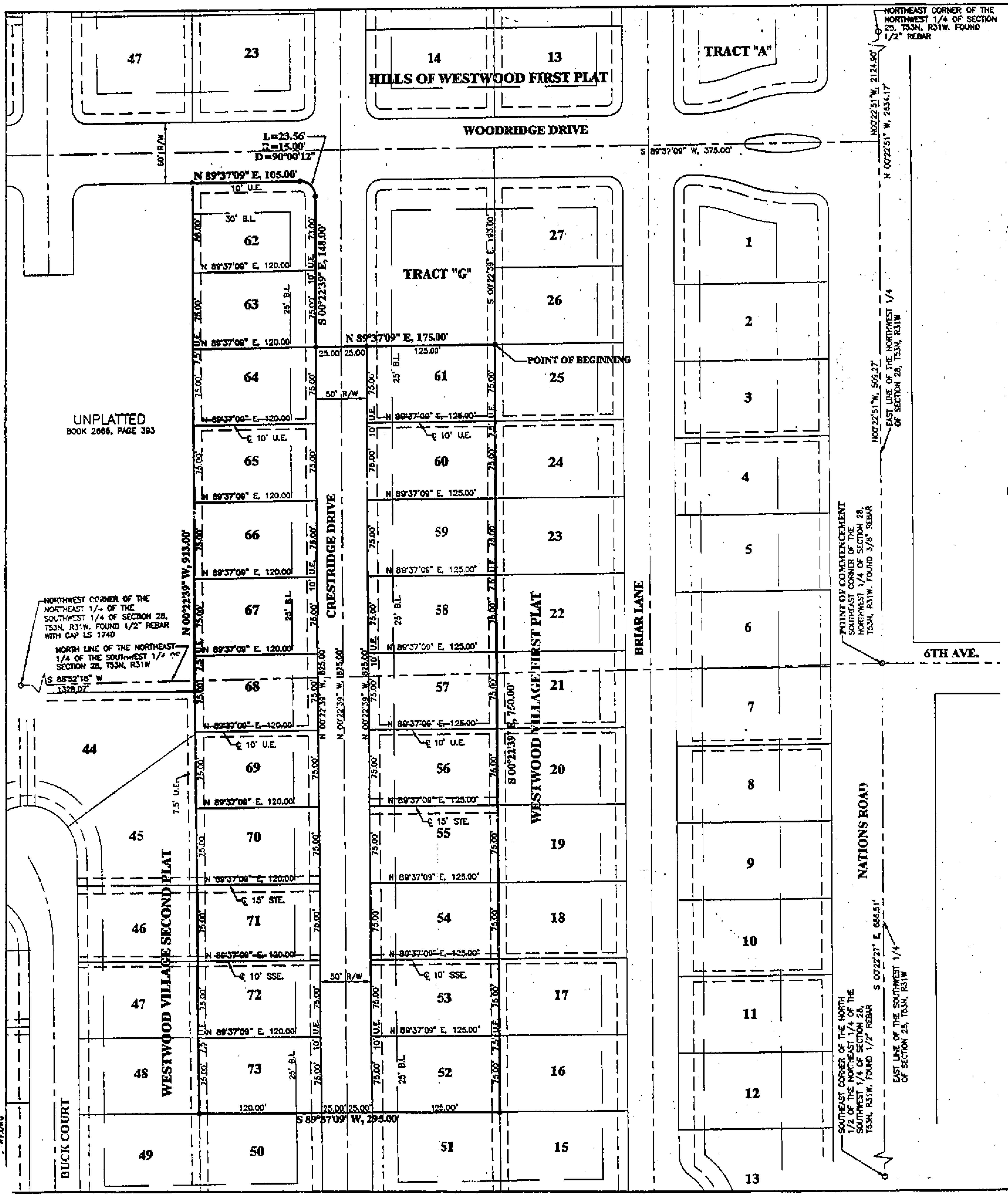
Clay County, Missouri
Land Survey Document



WESTWOOD VILLAGE THIRD PLAT

A SUBDIVISION IN KEARNEY, CLAY COUNTY, MISSOURI

Recorded in Clay County, Missouri
Date and Time: 12/21/2006 at 09:56:18 AM
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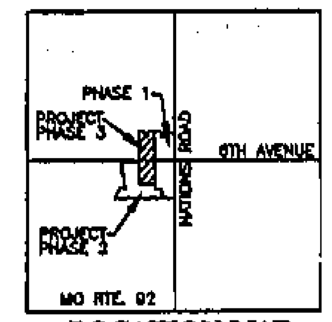
Recording Fee:
Grantor: LAFFEY BROTHERS FARM INC
Grantee: WESTWOOD VILLAGE THIRD PLAT
Robert T Sevier, Recorder

DESCRIPTION:
A TRACT OF LAND IN THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 53 NORTH, RANGE 31 WEST AND IN THE SOUTHWEST ¼ 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 ¼ OF SECTION 28, TOWNSHIP 53 NORTH, RANGE 31 WEST; THENCE N00°22'51"W ALONG THE EAST LINE OF THE NORTHWEST ¼ 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 A DISTANCE OF 375.00 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF WESTWOOD VILLAGE FIRST PLAT, A SUBDIVISION IN THE CITY OF KEARNEY, CLAY COUNTY, MISSOURI; THENCE S00°22'39"E ALONG THAT LINE AND ALONG THE WEST LINE OF SAID WESTWOOD VILLAGE FIRST PLAT A DISTANCE OF 193.00 FEET TO THE NORTHWEST CORNER OF LOT 25 OF SAID WESTWOOD VILLAGE FIRST PLAT, THE POINT OF BEGINNING; THENCE S00°22'39"E ALONG THE WEST LINE OF SAID WESTWOOD VILLAGE FIRST PLAT A DISTANCE OF 750.00 FEET TO THE NORTHEAST CORNER OF LOT 51, WESTWOOD VILLAGE SECOND PLAT, A SUBDIVISION IN THE CITY OF KEARNEY, CLAY COUNTY, MISSOURI; THENCE S89°37'09"W ALONG THE NORTHERLY LINE OF SAID WESTWOOD VILLAGE SECOND PLAT A DISTANCE OF 295.00 FEET TO THE NORTHWEST CORNER OF LOT 50 OF SAID WESTWOOD VILLAGE SECOND PLAT; THENCE N00°22'39"W ALONG THE EAST LINES OF LOT 44 THROUGH LOT 48 OF SAID WESTWOOD VILLAGE SECOND PLAT AND THEIR NORTHERLY EXTENSION A DISTANCE OF 913.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WOODRIDGE DRIVE, BEING THE SOUTHERLY LINE OF SAID HILLS OF WESTWOOD FIRST PLAT; THENCE EASTERLY THE FOLLOWING TWO COURSES ALONG THE SOUTHERLY LINE OF SAID HILLS OF WESTWOOD FIRST PLAT: 1)THENCE N89°37'09"E A DISTANCE OF 105.00 FEET TO A POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°00'12"; 2)THENCE SOUTHEASTERLY ALONG THE ARC OF THAT CURVE A DISTANCE OF 23.56 FEET; THENCE S00°22'39"E ALONG THE WEST RIGHT-OF-WAY LINE OF CRESTRIDGE DRIVE A DISTANCE OF 148.00 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF WESTWOOD VILLAGE, TRACT G, A SUBDIVISION IN THE CITY OF KEARNEY, CLAY COUNTY, MISSOURI; THENCE N89°37'09"E ALONG THAT LINE A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6.63 ACRES MORE OR LESS.

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 1999141086 TO BE SET AFTER CONSTRUCTION OF UTILITIES AND STREETS. SAME TO BE SET ON LOT CORNERS.
● = FOUND 5/8" REBAR WITH PLASTIC CAP LS 1999141086.
○ = FOUND MONUMENT AS NOTED.

NOTE:
1. BEARINGS ARE ASSUMED.
2. PARENT PARCEL RECORDED IN BOOK 2666 AT PAGE 393.



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

OWNER:
LAFFEY BROTHERS FARM, INC.
P.O. BOX 604
KEARNEY, MO 64060
(816) 215-7036

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

NOTE:
DRIVEWAY ACCESS ONTO WOODRIDGE DRIVE IS PROHIBITED.
LOT 62 SHALL NOT HAVE DRIVEWAY ACCESS ONTO WOODRIDGE DRIVE.

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 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 FARM, 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 FARM, INC.

Forrest James Laffey
PRESIDENT

SECRETARY

STATE OF MISSOURI)
)SS
COUNTY OF CLAY)

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 FARM, INC. AND THAT THE SEAL AFFIXED TO THIS INSTRUMENT IS THE CORPORATE SEAL OF SAID LAFFEY BROTHERS FARM, 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"
Annetta 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. 1055-2006 DULY AUTHENTICATED AS PASSED THIS 18 DAY OF September 2006.

MAYOR

CITY CLERK

SURVEYORS CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT OF WESTWOOD VILLAGE 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: 6-01-06 MARTIN A. MUELLER, LS 2467

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

No.	Revision	By	Date

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Designed By: MAM
Drawn By: MAM
Checked By: MAM
Approved By: MAM
Date: JUNE 01, 2006

WESTWOOD VILLAGE THIRD PLAT
KEARNEY, CLAY COUNTY, MISSOURI

Sht. No. 1

Project No. 05019

http://www.ClayCoGov.com