Recorded in Clay County, Missouri
Date and Time: 06/01/2007 at 03:36:19 PM
Instrument Number: 2007017568
Book G Page: 114
Instrument Type PL
Page Count 1
Recording Fee 368.00 $
Robert T Sevier, Recorder
Grantor STERVINOU GREG CONSTRUCTION INC
Grantee ALBRIGHT ESTATES FIRST PLAT

FINAL PLAT

ALBRIGHT ESTATES

1ST PLAT~LOTS 1-16 & TRACT A

PART OF THE NW 1/4, SECTION 35-T.53-R.31
KEARNEY, CLAY COUNTY, MISSOURI

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS

"ALBRIGHT ESTATES ~ 1ST PLAT"
LOTS 1 - 16

EASEMENTS

AN EASEMENT OR LICENSE 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

THE ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

COVENANTS & RESTRICTIONS

COVENANTS & RESTRICTIONS HAVE BEEN FILED SIMULTANEOUSLY WITH THIS PLAT.

STORMWATER DETENTION

TRACT A IS TO BE UTILIZED FOR STORMWATER DETENTION AND IS TO BE OWNED AI AINTAINED, INCLUDING ANY STORMWATER DETENTION FACILITIES AND APPURTENANCES, BY THE HOMEOWNERS ASSOCIATION.

BUILDING LINES

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT. NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

OIL - GAS WELLS

THE UNDERSIGNED OWNER STATES THAT TO THE BEST OF HIS/HER KNOWLEDGE THERE ARE NO OIL OR GAS WELLS LOCATED ON THE SUBJECT PROPERTY.

DRIVEWAY RESTRICTION

LOT 1 SHALL HAVE NO DIRECT ACCESS TO MISSOURI STATE ROUTE 92.

IN TESTIMONY THEREOF:

GREG STERVINOU CONSTRUCTION CO., INC., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENT TO BE SIGNED THIS 17th DAY OF April 2007.

GREG STERVINOU, PRESIDENT

NOTARY CERTIFICATION

STATE OF MISSOURI)
)SS
COUNTY OF CLAY)

ON THIS 17th DAY OF April 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GREG STERVINOU, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE IS PRESIDENT OF GREG STERVINOU CONSTRUCTION CO., INC., AND THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF

I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

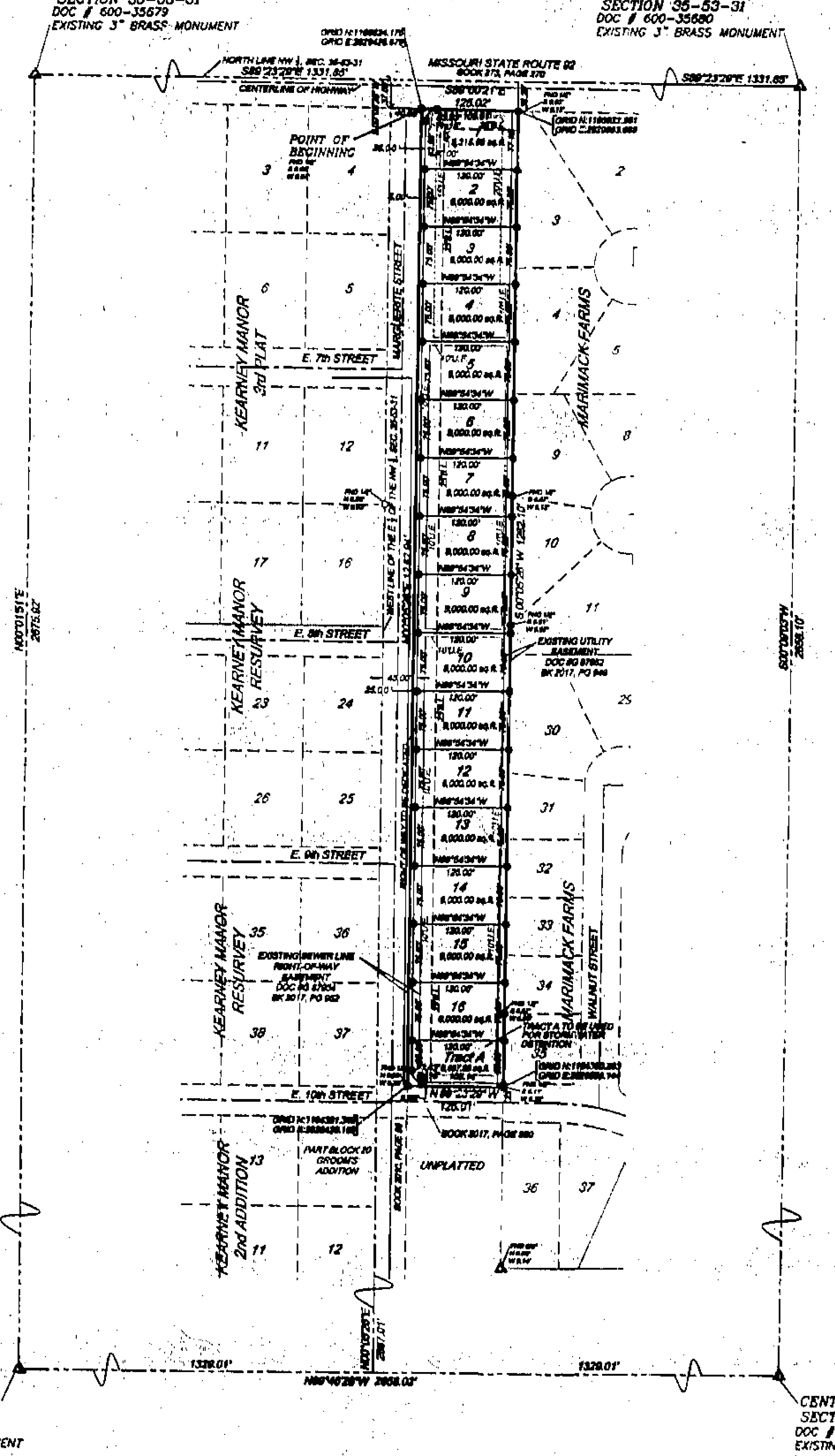
MY COMMISSION EXPIRES

CITY OF KEARNEY, MISSOURI CERTIFICATION

THIS IS TO CERTIFY THAT THE FOREGOING PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE BOARD OF ALDERMAN OF THE CITY OF KEARNEY, MISSOURI, BY ORDINANCE NUMBER 1068-2007 DULY AUTHENTICATED AS PASSED THIS 2 DAY OF April 2007

MAYOR

CITY CLERK



PROPERTY DESCRIPTION:

CONTAINING 157,816.01 SQ. FT. OR 3.6229 ACRES.

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 53, RANGE 31, IN KEARNEY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE S 89°23'29" E, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1331.85 FEET, TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE S 00°05'26" E, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 37.09 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MISSOURI STATE ROUTE 92; THENCE S 89°00'21" E, ALONG SAID RIGHT OF WAY, 40.00 FEET, TO THE TRUE POINT OF BEGINNING; THENCE S 89°00'21" E, CONTINUING ALONG SAID RIGHT OF WAY, 125.02 FEET, TO THE NORTHWEST CORNER OF LOT 3 OF "MARIMACK FARMS", A SUBDIVISION IN KEARNEY, CLAY COUNTY, MISSOURI; THENCE S 00°05'26", ALONG THE WEST LINE OF SAID "MARIMACK FARMS" PLAT, ALSO PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 1262.10 FEET, TO THE NORTHEAST CORNER OF ROAD EASEMENT DESCRIBED IN DOCUMENT NUMBER G 57953, RECORDED IN BOOK 2017, PAGE 960; THENCE N 89°23'29" W, ALONG THE NORTH LINE OF SAID ROAD EASEMENT, 125.01 FEET, TO A POINT ON THE EAST LINE OF "KEARNEY MANOR", A SUBDIVISION IN KEARNEY, CLAY COUNTY, MISSOURI; THENCE N 00°05'26" E, ALONG THE EAST LINE OF SAID "KEARNEY MANOR" PLAT, ALSO PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 1262.04 FEET, RETURNING TO THE TRUE POINT OF BEGINNING.

SURVEYOR'S NOTES:

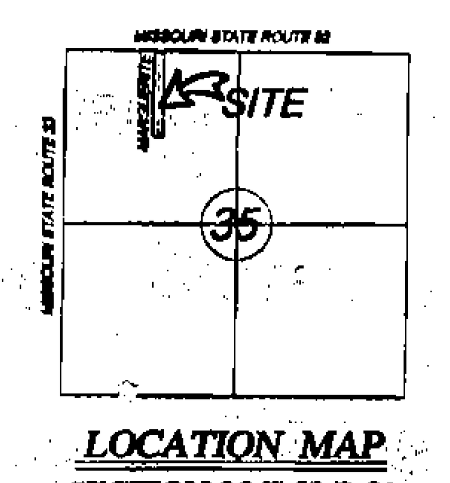
1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF PROPOSED CONSTRUCTION OR WITHIN TWELVE (12) MONTHS FROM THE RECORDING OF THIS PLAT, WHICH EVER IS EARLIER, AT THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE ON THIS PLAT.
   a) SEMI-PERMANENT MONUMENTS:
      SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "LS-341D" AT ALL LOT CORNERS AND AT OTHER LOCATIONS MARKED ●.
   b) PERMANENT MONUMENTS:
      SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "R.K MACE LS-2580" AT ALL LOCATIONS MARKED ▲.
2. THIS PROPERTY IS CLASSIFIED URBAN PROPERTY (4 CSR 30-17.0020)
3. BEARINGS AND COORDINATES ARE BASED ON MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT JA-49, ADJUSTED 2003. THE GRID FACTOR FOR THIS MONUMENT IS .9999092. COORDINATES DETERMINED BY GPS METHOD, NO TRAVERSE TABLE AVAILABLE.
4. THE FIELD SURVEY FOR THIS PLAT MEETS THE ACCURACY STANDARDS OF AN URBAN SURVEY AS DEFINED BY THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 205 OF 220, COMMUNITY-PANEL NUMBER 290095 0006 C, REVISED APRIL 16, 2003, THE SUBJECT PROPERTY IS IN ZONE X, AN AREA OF MINIMAL FLOODING.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

LEGEND
○ FOUND MONUMENT.
● SET SEMI-PERMANENT MONUMENT (1/2" BAR WITH PLASTIC CAP #2580).
△ FOUND PERMANENT MONUMENT.
▲ SET PERMANENT MONUMENT (5/8" BAR WITH ALUMINUM CAP #2580).
B.L.-BUILDING LINE
U.E.-UTILITY EASEMENT

NORTH



LOCATION MAP
SECTION 35-T.53-R.31
NOT TO SCALE

SCALES
PLAN
1" = 100'

BENCHMARK Elev.=938.96
Missouri Geographic Reference System Monument CL-49

REVISIONS

DATE	DESCRIPTION	BY
2/14/07	Added Tracts A & B	RKM
3/5/07	Revised per city's letter of 2/26/07	RKM

R K MACE
CIVIL ENGINEERING & LAND SURVEYING
1012 NE Bryant Court PHONE (816) 525-6424
LEE'S SUMMIT, MISSOURI 64086 FAX (816) 554-8430

FINAL PLAT
ALBRIGHT ESTATES - 1st PLAT
East 1/2 of the NW 1/4
Section 35, Township 53, Range 31
Kearney, Clay County, Missouri

Greg Stervinou Construction Co., Inc.
10207 E. 100th Street PHONE: (816) 838-8815
Kansas City, Missouri 64157

STATE OF MISSOURI
ROBERT KENT MACE
PLS-2580
PROFESSIONAL LAND SURVEYOR
4.16.07

DATE
December 8, 2006

SHEET 1 OF 1

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