WESTWOOD VILLAGE, TRACT G

A SUBDIVISON IN KEARNEY, CLAY COUNTY, MISSOURI

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Grantor: LAFFEY BROTHERS FARM INC
Grantee: WESTWOOD VILLAGE TRACT G
Robert T Sevier, Recorder

NOTE:
DRIVEWAY ACCESS ONTO WOODRIDGE DRIVE IS PROHIBITED. TRACT "G" SHALL NOT HAVE DRIVEWAY ACCESS ONTO WOODRIDGE DRIVE.

NOTE: TRACT "G":
THE LAND SHOWN AND DESIGNATED AS TRACT "G" SHALL BE OWNED AND MAINTAINED BY THE WESTWOOD VILLAGE HOMEOWNERS ASSOCIATION AND THE HILLS OF WESTWOOD HOMEOWNERS ASSOCIATION.

OWNER:
LAFFEY BROTHERS FARM, INC.
P.O. BOX 604
KEARNEY, MO 64060
(816) 215-7038

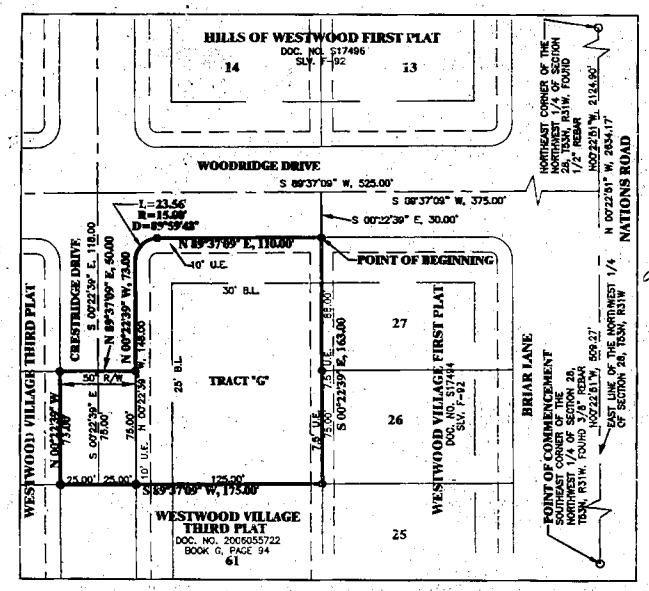
NOTE: SIDEWALKS:
SIDEWALKS ARE REQUIRED ON BOTH SIDES OF ALL PUBLIC STREETS.

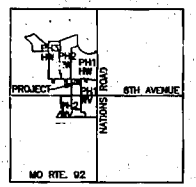
N

50 0 50 100
SCALE: 1 IN = 50 FEET

LEGEND
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
SSE. = SANITARY SEWER EASEMENT
STE. = STORM WATER EASEMENT
● = FOUND 5/8" REBAR WITH PLASTIC CAP LS 1999141096.
● = SET 5/8" REBAR WITH PLASTIC CAP LS 1999141096.

NOTE:
1. BEARINGS ARE ASSUMED.
2. PARENT PARCEL RECORDED IN BOOK 2686 AT PAGE 393.





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

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 HERESAFTER BE KNOWN AS "WESTWOOD VILLAGE, TRACT G".

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.

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 18th DAY, July 2006.

LAFFEY BROTHERS FARM, INC.

PRESIDENT

SECRETARY

STATE OF MISSOURI)
)SS
COUNTY OF CLAY)

ON THIS 18th DAY OF July 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: 3/11/09

JOAN H. UPDIKE
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
CLAY COUNTY
COMMISSION # 05508383
MY COMMISSION EXPIRES: MAR. 11, 2009

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. 4636-2006 DULY AUTHENTICATED AS PASSED THIS 6 DAY OF February 2006.

MAYOR:

CITY CLERK

DESCRIPTION:
A TRACT OF LAND IN THE NORTHWEST 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 SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 53 NORTH, RANGE 31 WEST; THENCE N00°22'51"W ALONG THE EAST LINE OF THE NORTHWEST 1/4 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 A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 27 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 163.00 FEET TO THE SOUTHWEST CORNER OF LOT 26 OF SAID WESTWOOD VILLAGE FIRST PLAT; THENCE S89°37'09"W A DISTANCE OF 175.00 FEET; THENCE N00°22'39"W A DISTANCE OF 73.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CRESTRIDGE DRIVE, BEING A POINT ON THE SOUTHERLY LINE OF SAID HILLS OF WESTWOOD FIRST PLAT; THENCE EASTERLY AND NORTHERLY THE FOLLOWING FOUR COURSES ALONG THE SOUTHERLY LINE OF SAID HILLS OF WESTWOOD FIRST PLAT; 1)THENCE N89°37'09"E A DISTANCE OF 50.00 FEET; 2)THENCE N00°22'39"W A DISTANCE OF 73.00 FEET TO A POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°59'48"; 3)THENCE NORTHEASTERLY ALONG THE ARC OF THAT CURVE A DISTANCE OF 23.56 FEET; 4)THENCE N89°37'09"E A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.55 ACRES MORE OR LESS.

SURVEYORS CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT OF WESTWOOD VILLAGE, TRACT G 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. TYPE URBAN. 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. DIGITAL MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT. ONLY AN ORIGINAL SIGNED AND SEALED DRAWING SHOULD BE CONSIDERED THE ORIGINAL DOCUMENT.

BY MCLAUGHLIN MUELLER, INC.:

DATE: 12/0

MARTIN A. MUELLER, LS 2487

STATE OF MISSOURI
MARTIN A. MUELLER
NUMBER
LS-2487
REGISTERED LAND SURVEYOR

DATE: DECEMBER 06, 2007	
PROJECT NO.: 01018	
DWG NAME: TRACTG-PLAT.DWG	
ORIGINAL 12/30/2005	© McLaughlin Mueller, Inc. 2007

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

Cab D
9-09-08
GM