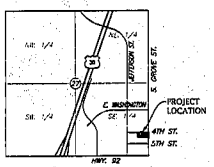
Drawn By: JKR	File Name: 47714SA	Job No: 47714

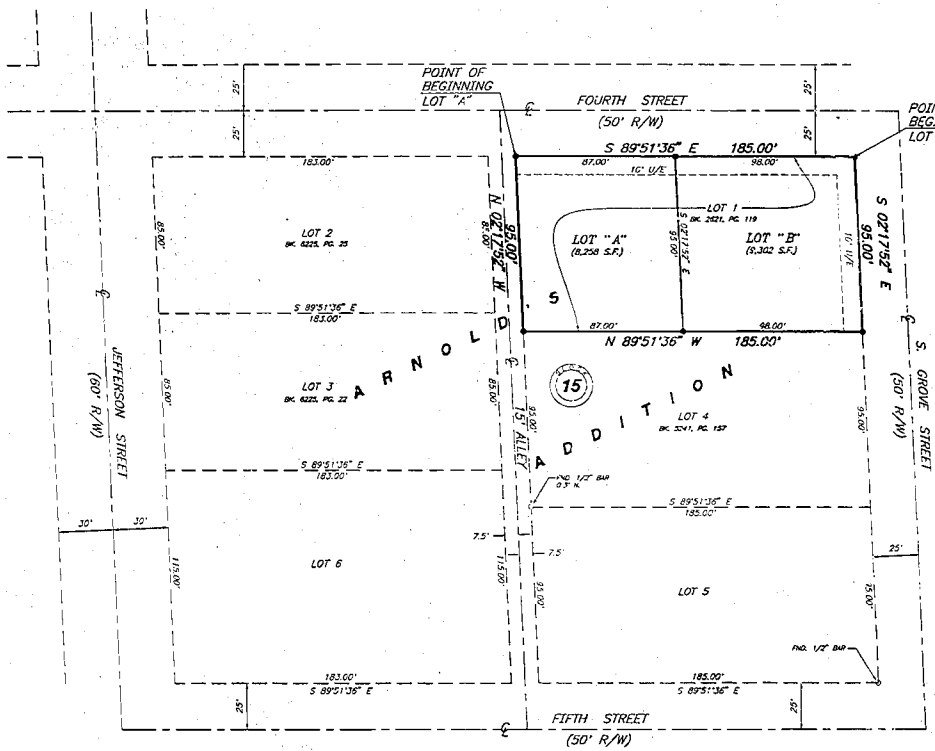
Recorded in Clay County, Missouri
Date and Time: 03/18/2010 at 11:04:21 AM
Instrument Number: 2010008831
Book: H Page: 6
Inst. Type: SURV
Page Count: 1
Recording Fee: $46.00 S
Grantor: COX, JAMES M
Grantee: ARNOLDS ADDITION
Robert T Sarver, Recorder

ARNOLD'S ADDITION

A LOT SPLIT OF LOT 1, BLOCK 15



Location Map
Section 27-53-31.
(Not To Scale)



SCALE: 1" = 30'
30 15 0 30

LEGEND

- Found Monument
- Set Monument-1/2" Iron Bar w/ Cap 2074 (Unless otherwise noted)
- Set Monument (Cotton Picker Spindle)
- Center Line
- U/E Utility Easement
- R/W Right of Way

BEFORE YOU DIG - DRILL - BLAST
Call 1-800-344-7483 (MISSOURI)

WARRANTY DEED DESCRIPTION

Lot 1, Block 15, ARNOLD'S ADDITION to the City of Kearney, Clay County, Missouri, according to the recorded plat thereof.

NEW LOT DESCRIPTIONS:

Lot "A":
All that part of Lot 1, Block 15, ARNOLD'S ADDITION to the City of Kearney, Clay County, Missouri described as follows: Beginning at the Northwest corner of said Lot 1, said point also being on the Southerly right of way line of Fourth Street; thence South 89 degrees 51 minutes 36 seconds East, along the North line of said Lot 1 and the Southerly right of way line of said Fourth Street, a distance of 87.00 feet; thence South 02 degrees 17 minutes 52 seconds East, a distance of 95.00 feet to a point on the South line of said Lot 1; thence North 89 degrees 51 minutes 36 seconds West, along the South line of said Lot 1, a distance of 87.00 feet to the Southwest corner of said Lot 1; thence North 02 degrees 17 minutes 52 seconds West, along the West line of said Lot 1, a distance of 95.00 feet to the Point of Beginning. Said tract of land contains 8,258 square feet, more or less.

Lot "B":
All that part of Lot 1, Block 15, ARNOLD'S ADDITION to the City of Kearney, Clay County, Missouri described as follows: Beginning at the Northeast corner of said Lot 1, said point also being the intersection of the Southerly right of way line of Fourth Street and the Westerly right of way line of South Grove Street; thence South 02 degrees 17 minutes 52 seconds East, along the East line of said Lot 1, also being the Westerly right of way line of said South Grove Street, a distance of 95.00 feet to the Southeast corner of said Lot 1; thence North 89 degrees 51 minutes 36 seconds West, along the South line of said Lot 1, a distance of 98.00 feet; thence North 02 degrees 17 minutes 52 seconds West, a distance of 95.00 feet to a point on the North line of said Lot 1, also being the Southerly right of way line of said Fourth Street; thence South 89 degrees 51 minutes 36 seconds East, along the North line of said Lot 1, also being the Southerly right of way line of said Fourth Street, a distance of 98.00 feet to the Point of Beginning. Said tract of land contains 9,302 square feet, more or less.

EASEMENT DEDICATION

An easement is hereby granted to the City of Kearney, MO, and to the utility companies franchised to operate in the City of Kearney, MO, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV 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 utility easements (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 constructions 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, MO, and its franchised utilities from going upon said easement and as much of the adjoining land 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.

ACKNOWLEDGMENT

IN TESTIMONY WHEREOF: James M. Cox and Judith K. Cox, husband and wife have set their hands this 10th day of March 2010.

James M. Cox

Judith K. Cox

STATE OF MISSOURI
COUNTY OF Clay ss

Be it remembered that on this 10th day of March, 2010, before me, a Notary Public in and for the County and State above mentioned, came James M. Cox and Judith K. Cox, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.

My commission expires: 9-21-2011

Anette Davis
NOTARY PUBLIC

NOTARY SEAL
ANNETTE DAVIS NOTARY PUBLIC
CLAY COUNTY, STATE OF MISSOURI
MY COMMISSION EXPIRES 9/21/2011
COMMISSION # 07418729

COUNCIL APPROVAL

This is to Certify that the foregoing plat was duly submitted to and approved by the Board of Aldermen of the City of Kearney, Missouri, by Ordinance No. 1250-2010 duly authenticated as passed this 15 day of March, 2010. Witness the hand of the undersigned Mayor and City Clerk and the seal of said City of Kearney, Missouri.

MAYOR: Bill Dance

CITY CLERK: Joan Uptake

NOTE: This survey meets the accuracy requirements for a Urban Class of Property.

I hereby state that this Lot Split Survey is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state 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.

DATE: 3-0

STATE OF MISSOURI
SAM A. AYLETT
NUMBER LS-2074
PROFESSIONAL REGISTERED LAND SURVEYOR

SAM A. AYLETT, LS-2074

GENERAL NOTES

1. Basis of Bearing: Bearings are based on the West line of S. Grove Street having a bearing of South 02 degrees 17 minutes 52 seconds East.

2. Lot "A" contains 8,258 square feet, more or less
   Lot "B" contains 9,302 square feet, more or less
   Total of "A" and "B" = 17,560 square feet, more or less

3. No Title Report was furnished for this survey. Therefore, all easements of record may not be shown.

4. No underground utilities were located for this survey. Missouri law requires the use of the Missouri One Call System (Toll free 1-800-344-7483) prior to any excavating or digging. It is the excavator's responsibility to verify the location of and protect all utilities whether shown or not.

LOT SPLIT SURVEY OF LOT 1, BLOCK 15,
ARNOLD'S ADDITION
KEARNEY, CLAY COUNTY, MISSOURI

SAM'S SURVEY COMPANY
LAND SURVEYING - CIVIL ENGINEERING - LAND PLANNING
501 NW. TEND ST. - GLADSTONE, MO 64118
PH. (816) 436-0732 - FAX (816) 436-0767

Prepared For:
JIM COX
18008 COUNTY ROAD BB
HOLT, MO. 64048

SHEET 1 OF 1

Drawn By: JKR	File Name: 47714SA	SEC: 27-53-31	Date: March 9, 2010	Job No: 47714