

BILL NO. 43-2023

ORDINANCE NO. 1550-2023

AN ORDINANCE APPROVING A FINAL PLAT OF WEST MAJOR FRONTAGE ADDITION, A SUBDIVISION IN KEARNEY, MISSOURI, AND ACCEPTING DEDICATION OF RIGHT-OF-WAY AND EASEMENTS THEREON

WHEREAS, the City of Kearney has proposed the final plat of West Major Frontage Addition, a minor subdivision proposing three (3) tracts, with dedication of right-of-way and/or easements on approximately 2.868 acres; and

WHEREAS, On December 20, 2023, the Board of Aldermen of Kearney, Missouri, held a meeting relative to said subdivision.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF KEARNEY, MISSOURI, AS FOLLOWS:

Section 1. The final plat of West Major Frontage Addition, a minor subdivision of land with three (3) tracts within the City of Kearney, Clay County, Missouri, is hereby approved;

Section 2. The dedication of applicable street right-of-way, open space, and/or easements shown on said final plat will be accepted upon recording of the final plat;

Section 3. The Community Development Director is hereby authorized to sign copies of said minor subdivision final plat and file said plat with the Clay County Recorder of Deeds;

Section 4. This ordinance shall be in full force and effect on after passage by the Board of Aldermen and approval by the Mayor.

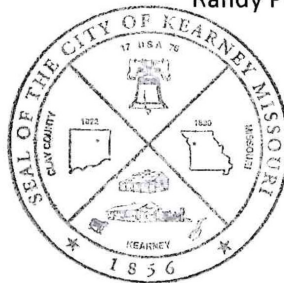
ADOPTED AND APPROVED BY THE MAYOR AND BOARD OF ALDERMEN, CITY OF KEARNEY, MISSOURI, THIS 20TH DAY OF DECEMBER, 2023.

APPROVED:



Randy Pogue, Mayor

ATTEST:


Sheila Ernzen, City Clerk

Memo

To: Sheila Ernzen, Mayor & Board of Aldermen
From: David Pavlich, Community Development Director
Date: December 20, 2023
Re: West Major Addition Final Plat

The Board of Aldermen recently entered into an agreement with Mr. Dells Foods to sell them 0.818 acres of City property, located along the north side of West Major Street. As part of the agreement, rezoning and platting of the property was required.

Attached please find the West Major Addition minor subdivision final plat. The plat proposes to subdivide the City's approximately 3 acre property into three tracts and right-of-way dedication for that part in West Major Street.

Approval is recommended.

WEST MAJOR FRONTAGE ADDITION

LOCATED IN: SECTION 27, TOWNSHIP 53 NORTH, RANGE 31 WEST
CLAY COUNTY, KEARNEY, MO 64060



CURVE TABLE

CHORD BEARING	CHORD LENGTH	ARC LENGTH	ANGLE
400.00'	143.08'	173.91'	112.30°

LINE TABLE

LINE BEARING	DISTANCE
N 87°51'26" W	32.19'

- LEGEND & SYMBOLS**
- FOUND MONUMENT AS NOTED
 - SET MONUMENT AS NOTED
 - ⊙ COMPUTED POINT
 - ⊙ WORK ON CORNER
 - ⊙ POINT OF BEGINNING
 - ⊙ POINT OF COMMENCEMENT
 - ⊙ BOUNDARY LINE
 - HIGHWAY LINE
 - SETBACK LINE

SITE INFORMATION

APN: 019000020001
35,642 SQUARE FEET OR 0.816 ACRES

SURVEY DESCRIPTION

TRACT 1:
THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:
ALL THAT PART OF SECTION 27, TOWNSHIP 53 NORTH, RANGE 31 WEST, IN THE CITY OF KEARNEY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1/2" DUSTY BROWN REBAR WHICH IS THE NORTH EAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27;
THENCE ALONG THE NORTH LINE THEREOF N87°13'19" W FOR A DISTANCE OF 132.12' TO A POINT WHICH IS ALSO ON THE NORTH RIGHT-OF-WAY LINE OF WEST MAJOR STREET;
THENCE CONTAINING N87°13'19" W FOR A DISTANCE OF 33.19' TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE ALONG SAID NORTH LINE, N87°13'19" W FOR A DISTANCE OF 173.32' TO A POINT 54" REBAR WITH CAP INSCRIBED "BLEW MO 2015000223";
THENCE LEAVING SAID NORTH LINE ALONG THE EAST LINE OF THE AM DELL FOODS PROPERTY, N87°27'19" W FOR A DISTANCE OF 206.47' AND THE NORTHWEST CORNER OF THIS DESCRIPTION;
THENCE LEAVING SAID EAST LINE, N87°17'19" W FOR A DISTANCE OF 73.33' AND THE NORTHWEST CORNER OF SAID SECTION 27;
CONTAINING AN AREA OF 35,642 SQUARE FEET ± AND OR 0.816 ACRES ±.

TRACT 2:
THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:
ALL THAT PART OF SECTION 27, TOWNSHIP 53 NORTH, RANGE 31 WEST, IN THE CITY OF KEARNEY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1/2" DUSTY BROWN REBAR WHICH IS THE NORTH EAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;
THENCE ALONG THE NORTH LINE THEREOF, N87°13'19" W FOR A DISTANCE OF 125.83' TO A POINT WHICH IS ALSO ON THE NORTH RIGHT-OF-WAY LINE OF WEST MAJOR STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTAINING N87°13'19" W FOR A DISTANCE OF 32.19';
THENCE DEPARTING SAID NORTHERLY LINE, N87°27'19" W A DISTANCE OF 316.57';
THENCE S88°27'19" W A DISTANCE OF 72.33';
THENCE N00°22'29" W A DISTANCE OF 784.90' TO A SET 5/8" REBAR WITH CAP INSCRIBED "BLEW MO 2015000223";
THENCE N89°32'19" E A DISTANCE OF 100.00' TO A "BLEW MO 2015000223";
THENCE S00°22'29" E A DISTANCE OF 182.00' TO A "BLEW MO 2015000223";
THENCE S88°27'19" W A DISTANCE OF 300.00' TO A "BLEW MO 2015000223";
THENCE N89°32'19" E A DISTANCE OF 440.00' TO A "BLEW MO 2015000223";
THENCE N89°32'19" E A DISTANCE OF 128.00' TO A "BLEW MO 2015000223";
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 143.08' WITH A RADIUS OF 400.00', WITH A CHORD BEARING OF S17°02'21" W WITH A CHORD LENGTH OF 142.30' TO A "BLEW MO 2015000223";
THENCE S89°32'19" W A DISTANCE OF 49.00' TO A "BLEW MO 2015000223";
THENCE S00°22'29" E A DISTANCE OF 51.90' TO THE POINT OF BEGINNING, CONTAINING 77,111 SQUARE FEET OR 1.762 ACRES, MORE OR LESS.

TRACT 3:
THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:
ALL THAT PART OF SECTION 27, TOWNSHIP 53 NORTH, RANGE 31 WEST, IN THE CITY OF KEARNEY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1/2" DUSTY BROWN REBAR WHICH IS THE NORTH EAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;
THENCE ALONG THE NORTH LINE THEREOF, N87°13'19" W FOR A DISTANCE OF 125.83' TO A POINT WHICH IS ALSO ON THE NORTH RIGHT-OF-WAY LINE OF WEST MAJOR STREET;
THENCE DEPARTING SAID NORTH LINE, S00°22'29" E A DISTANCE OF 63.00' TO THE POINT OF BEGINNING;
THENCE CONTAINING S00°22'29" E A DISTANCE OF 30.37' TO A SET 5/8" REBAR WITH CAP INSCRIBED "BLEW MO 2015000223";
THENCE N89°32'19" W A DISTANCE OF 100.00' TO A SET 5/8" REBAR WITH CAP INSCRIBED "BLEW MO 2015000223";
THENCE S00°22'29" E A DISTANCE OF 33.00';
THENCE S89°32'19" W A DISTANCE OF 195.17' TO THE POINT OF BEGINNING, CONTAINING 5,188 SQUARE FEET OR 0.119 ACRES, MORE OR LESS.

GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAN MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT PORTS WHERE INDICATED.
3. COMPLETED FIELD WORK WAS MAY 18, 2023.
4. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
5. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJACENT PUBLIC RIGHT-OF-WAY AND ADJACENT PARCELS WITH NO GAPS OR OVERLAPS.
6. NO PINE HYDANTS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
7. NO URNIFORM STRUCTURES WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE "A" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 50472C002E, WHICH BEARS AN EFFECTIVE DATE OF 06/03/2015 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
ZONE "A" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON MAPS AS ABOVE THE 50-YEAR FLOOD LEVEL, ZONE "A" IS THE AREA DETERMINED TO BE OUTSIDE THE 50-YEAR FLOOD AND NOT PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS BEARING OF THE SOUTH LINE OF THE SUBJECT PROPERTY. THE BEARING IS DEDUCED AS N87°13'19" W PER GIS COORDINATE OBSERVATIONS MISSOURI STATE PLANE, WEST ZONE NAD83-2011.
LATITUDE = 38°22'31.512"
LONGITUDE = -94°12'26.748"
CONVERGENCE ANGLE = 99.5056355"

COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT UNDER THE AUTHORITY OF THE MAYOR AND CITY COUNCIL OF KEARNEY, MO

COMMUNITY DEVELOPMENT DIRECTOR	DATE
ORDINANCE NUMBER	APPROVAL DATE

PROPERTY AREA TABLE

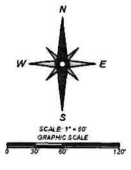
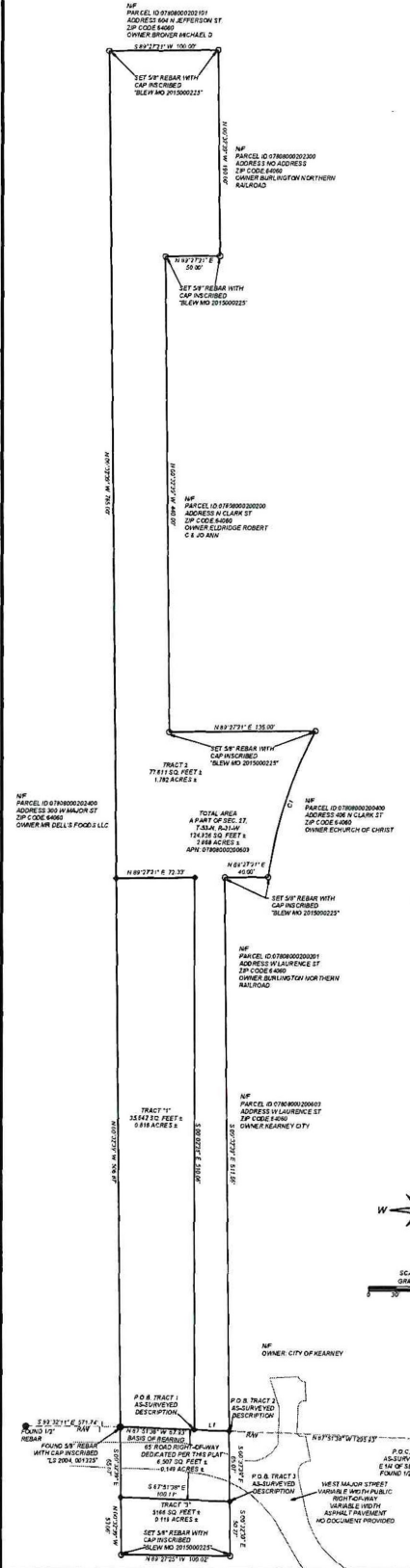
TRACT #	SQ. FT. AREA	ACRES
TRACT 1	35,642 SQUARE FEET	0.816 ACRES
TRACT 2	77,111 SQUARE FEET	1.762 ACRES
TRACT 3	5,188 SQUARE FEET	0.119 ACRES
TOTAL	117,941 SQUARE FEET	2.697 ACRES

STREET DEDICATION STATEMENT

STREETS SHOWN ON THIS PLAN AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THROUGH-ROADS ARE HEREBY DEDICATED.

OWNER INFORMATION

CITY OF KEARNEY, MO
ADDRESS: P.O. BOX 737, KEARNEY, MO 64660



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE WITHIN PLAN OF THE CITY OF KEARNEY 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 ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THE BEARING SHOWN ON THIS PLAN IS BASED ON MISSOURI STATE PLANE, WEST ZONE NAD83-2011 PER GIS COORDINATE OBSERVATIONS. THAT THE SECTION AND SECTIONAL SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAN, THAT THE LOT CORNER AND STREET CORNER LINES HAVE BEEN MARKED WITH PROPERTY MONUMENTS AS INDICATED ON THE PLAN THAT HAVE COMPLIED WITH ALL STATE AND CLAY COUNTY STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PRACTICE OF SUBDIVISION TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

PRELIMINARY

BUCKLEY D. BLEW
PROFESSIONAL LAND SURVEYOR NO. 2015000223
STATE OF MISSOURI
EXPIRES: 06/18/2026

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping

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EMAIL: SURVEY@BLEWPC.COM
OFFICE: 417-433-4252 FAX: 417-433-1843
WWW.BLEWPC.COM

DATE	REVISION/HISTORY	BY

SURVEY JOB NUMBER: SURVEY DRAWING BY: DATE: SHEET: 1 OF 1