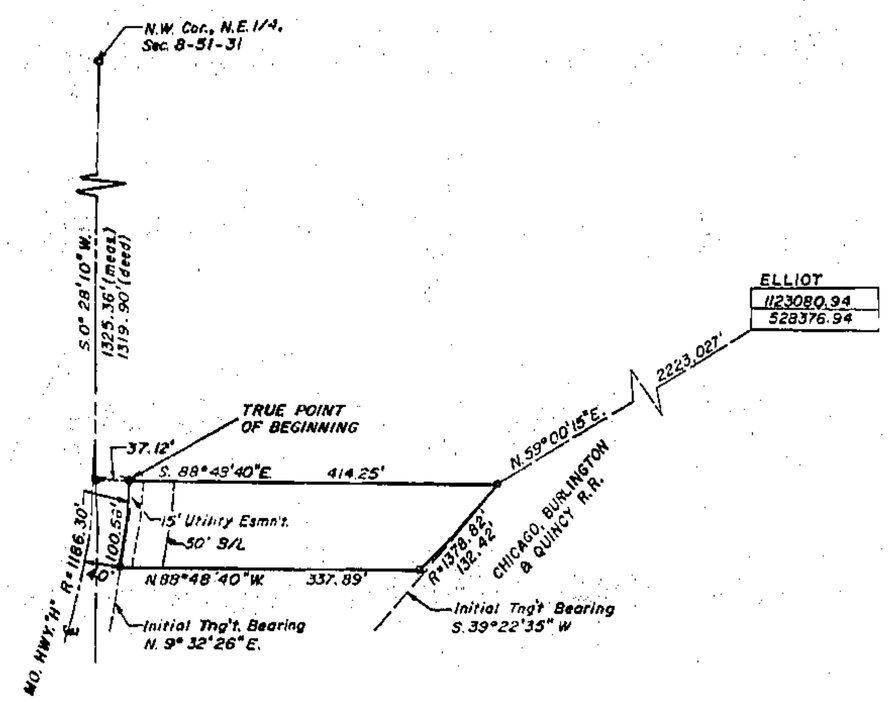
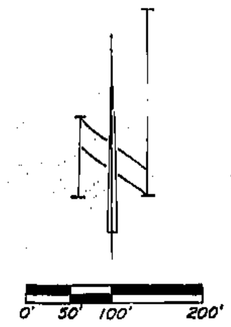
Clay County, Missouri
Land Survey Document

E 51617

HAVENS PLACE





Scale 1" = 100'

Note:
The coordinates shown are based on the Missouri State Plane Coordinate System, West zone, using a combined grid factor of 0.999904257.

Developer:
HAVENS CONSTRUCTION CO.
P.O. Box 344
Liberty, Missouri 64068

Plat Prepared By:
E. Dan Weiskirch
Mo. Reg. Land Surveyor
L.S. 1439

Environmental Designers, Ltd.
17000 Kentucky Rd.
Independence, Mo. 64050

Legal Description

A tract of land in the West one half of the Northeast quarter of Section 8, Township 51, Range 31, Liberty, Clay County, Missouri described as follows: Beginning at the Northwest corner of the Northeast quarter of said Section 8, thence South 0 degrees, 28 minutes, 10 seconds West along the West line of said Northeast quarter, 1325.36 feet (measured) 1319.00 feet (deed); thence South 88 degrees, 48 minutes, 40 seconds East, 37.12 feet to a point on the Easterly right-of-way line of Missouri Route H; said point being the true point of beginning of the tract herein described; thence South 88 degrees, 48 minutes, 40 seconds East, 414.25 feet to the Westerly right-of-way line of the Chicago, Burlington and Quincy Railroad; said point being on a curve having a radius of 1378.82 feet, thence Southwesterly along said curve to the right (and along the Westerly right-of-way line of said railroad) with an initial tangent bearing of South 39 degrees, 22 minutes, 35 seconds West, a distance of 132.42 feet to a point on the Northerly line of a tract of land recorded in Book 473, Page 101 in said Liberty, Mo.; thence North 88 degrees, 48 minutes, 40 seconds West along said line, 337.09 feet to a point on the Easterly right-of-way line of Missouri Route H, said point being on a curve having a radius of 1186.30 feet; thence Northeasterly along said curve to the left (and along the Easterly right-of-way line of said Highway, 40 feet from the centerline thereof,) with an initial tangent bearing of North 9 degrees, 32 minutes, 26 seconds East, a distance of 100.56 feet to the true point of beginning.

DEDICATION: The undersigned proprietors of the property described herein have caused the same to be subdivided in the manner shown on this plat and said property shall hereafter be known as Havens Place. It shall be a sufficient description of the property on this plat to hereafter designate the same by the words of platted Havens Place, in Liberty, Clay County, Missouri.

An easement or license is hereby granted to the City of Liberty, Missouri, to locate construct and maintain, and to authorize the location, construction, maintenance or use of conduits, for all and any purpose, water, gas and sewer mains, poles, wires, anchors and appurtenances thereto, or any or all of them, under and along the strips of land outlined on this plat and designated "UTILITY EASEMENT" or "U.E."

Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

Building lines or setback lines are hereby established as shown on this plat and no building or portion thereof shall be built or otherwise located between this line and the lot or street line.

IN TESTIMONY WHEREOF: Havens Construction Company, Inc. has caused these presents to be signed by its President, attested to by its Assistant Secretary and its seal affixed this 24 Day of February, 1983

Havens Construction Company, Inc.

Thomas M. Havens, President — Steven K. Havens, Assistant Secretary

State of Missouri }
County of Clay }

On this 24 day of February, 1983, before me appeared Thomas M. Havens to me personally known, who being by me duly sworn, did say that he is the President of Havens Construction Company, Inc. and the seal to be affixed to this instrument is the seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of the governing body of said Thomas M. Havens acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office the day and year last written above.

My Commission expires August 4, 1985 — Notary Public

City Plan Commission, Liberty, Missouri — Received February 28, 1983 — Approved February 28, 1983 — City Engineer — Certified Land Surveyors

City of Liberty, City Council — Received February 28, 1983 — Approved February 28, 1983 — Ord. Ordinance No. 7611 — Mayor — Deputy City Clerk Donna L. Gallaway

City Engineer of Liberty, Missouri — Donald L. Weems, Director of Community Development

Filed for Record this 15 day of March A.D. 19 83 at 11 o'clock 04 minutes A.M. and Recorded in Book 23 at Page 63 Wm. E. ELDRIDGE, Recorder By Mary Marshall Deputy

Utility Ent. Recd

REGISTERED PROFESSIONAL ENGINEER — RONALD L. HOUSER — NUMBER E-19552

3/29/83 Pkt

http://www.ClayCoGov.com