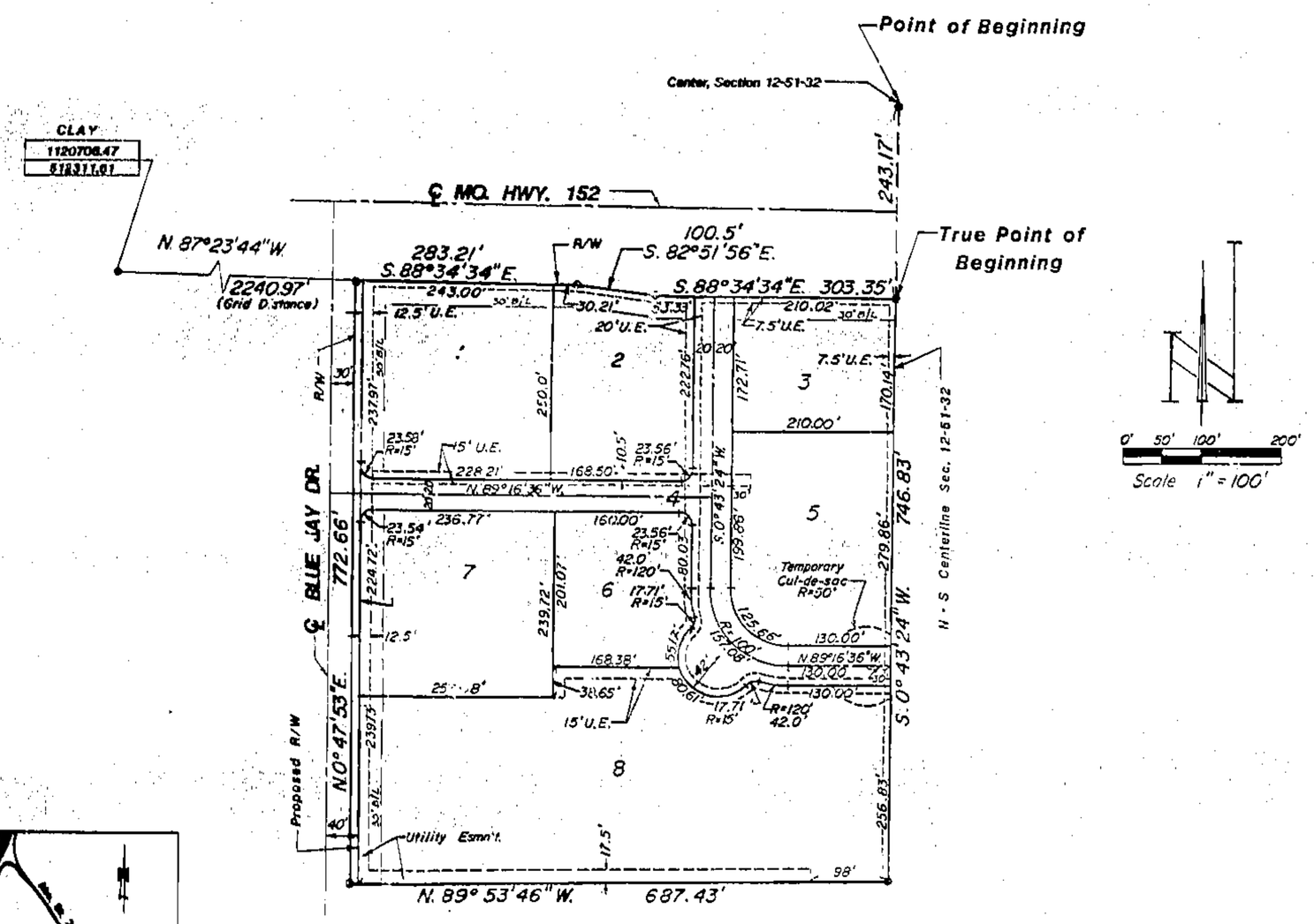
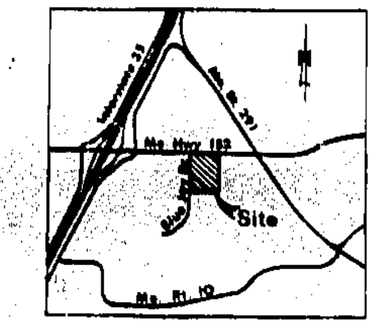
E 63068 SEP 8 1983

BLUE JAY PLAZA





Vicinity Map

For:
John H. Ferguson
R.R.5, Box 53
Liberty, Mo. 64068

By:
Environmental Designers Ltd.
17000 Kentucky Road
Independence, Missouri 64050

E. Dan Weiskirch, L.S. 1439 8-26-83

Legal Description:

All that part of the Southwest quarter of Section 12, Township 51, Range 32, Liberty, Clay County, Missouri more particularly described as follows: Beginning at the center of said Section 12, thence South 0 degrees, 43 minutes, 24 seconds West, along the North and South centerline of said Section 12, 243.17 feet to a point on the South right-of-way line of Missouri Route 152, said point being the true point of beginning of the tract herein described; thence continuing South 0 degrees, 43 minutes, 24 seconds West along the said North and South centerline of said Section 12, a distance of 746.83 feet; thence North 89 degrees, 53 minutes, 46 seconds West, 687.43 feet to a point on the East right-of-way line of Blue Jay Drive; thence North 0 degrees, 47 minutes, 53 seconds East along said right-of-way line, 772.66 feet to a point on the South right-of-way line of said Missouri Route 152; (The following 3 courses are along said South right-of-way line) thence South 88 degrees, 34 minutes, 34 seconds East, 283.21 feet; thence South 82 degrees, 51 minutes, 56 seconds East, 100.50 feet; thence South 88 degrees, 34 minutes, 34 seconds East, 303.35 feet to the true point of beginning.

DEDICATION: The undersigned proprietor of the property herein described has caused the same to be subdivided in the manner shown on this plat and said property shall hereafter be known as BLUE JAY PLAZA. It shall be a sufficient description of the lots on this plat to hereafter designate the same by the number appearing near the center of the lot followed by the words "of platted BLUE JAY PLAZA, a subdivision 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 upon, under and along the strips of land outlined on this plat and designated "Utility Easement" or "U.E."

An easement or license is also hereby granted to the City of Liberty, Missouri, to locate, construct and maintain, and to authorize the location, construction, maintenance, and use of surface drainage ways and installations, and underground drainage conduits and appurtenances for drainage purposes on, above, and along the strips of land outlined on this plat designated "Drainage Easement." Streets shown on this plat are not hereofore dedicated to public use but 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: 152 Partnership has caused these presents to be executed this 31st day of Aug, 1983.

152 Partnership

John H. Ferguson, General Partner

State of Missouri } SS
County of Clay }

On this 31st day of August, 1983, before me appeared John H. Ferguson, to me personally known, who being by me duly sworn did say that he is the General Partner of 152 Partnership, and that this instrument was signed in behalf of said Partnership, by authority of the Partnership Agreement and that said John H. Ferguson acknowledged said instrument to be the free act and deed of said Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in the County and State aforesaid.

My Commission expires 4-5-84 Donna L. Holloway, Notary Public

City Plan Commission Liberty, Missouri	City of Liberty City Council	City Engineer of Liberty, Missouri
Received Apr. 13, 1983	Received Aug. 22, 1983	Ronald L. Morris, Director Community Development
Approved Aug. 16, 1983	Approved Aug. 22, 1983	Robert J. Saunders, Chairman
Ordinance No. 86 00		
Mayor Russell Wheller	Deputy City Clerk Donna L. Holloway	

Clay County Plats

I certify this instrument was filed for record in my office this 8 day of Sept, 1983 at 3:30 o'clock P.M. and is duly recorded in Book 17 Page 87 of Clay County Records.
By Mary Ann Moberly, Deputy

Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com